





# FOR SALE

5686 North Rainbow



## PRESENTED BY:

-  Phil Scheinman - Broker /SALESMAN
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-  [philscheinman@gmail.com](mailto:philscheinman@gmail.com)
-  9580 W Sahara Ave Ste. 200, Las Vegas, NV 89117



URBAN NEST  
REALTY



## PROPERTY HIGHLIGHTS

**Existing 3495 Sq ft structure**

**Lot Size .82 Acres**

**Located in NW Las Vegas**

**Incredible freeway access.**

**1/2 Mile to Ann & I-95,**

**1 Mile to Jones & I-215**

**Frontage: 130 sq ft on Rainbow Blv**

**Utilities: municipal water, power, & sewage on-site**

**\$695,000**

**Ownership: Fee Simple Absolute**

# PROPERTY DETAILS

**4377 W Sunset Rd Las Vegas, NV 89118**

**APN/Parcel ID: 125-26-410-004**

**Parking spaces: ++**

**Year Built: 1976**

**Zoning: C-1**

**Lot Size 0.82**

**Market: Las Vegas**

**Number of Stories: 1**

**Submarket: NW Las Vegas**

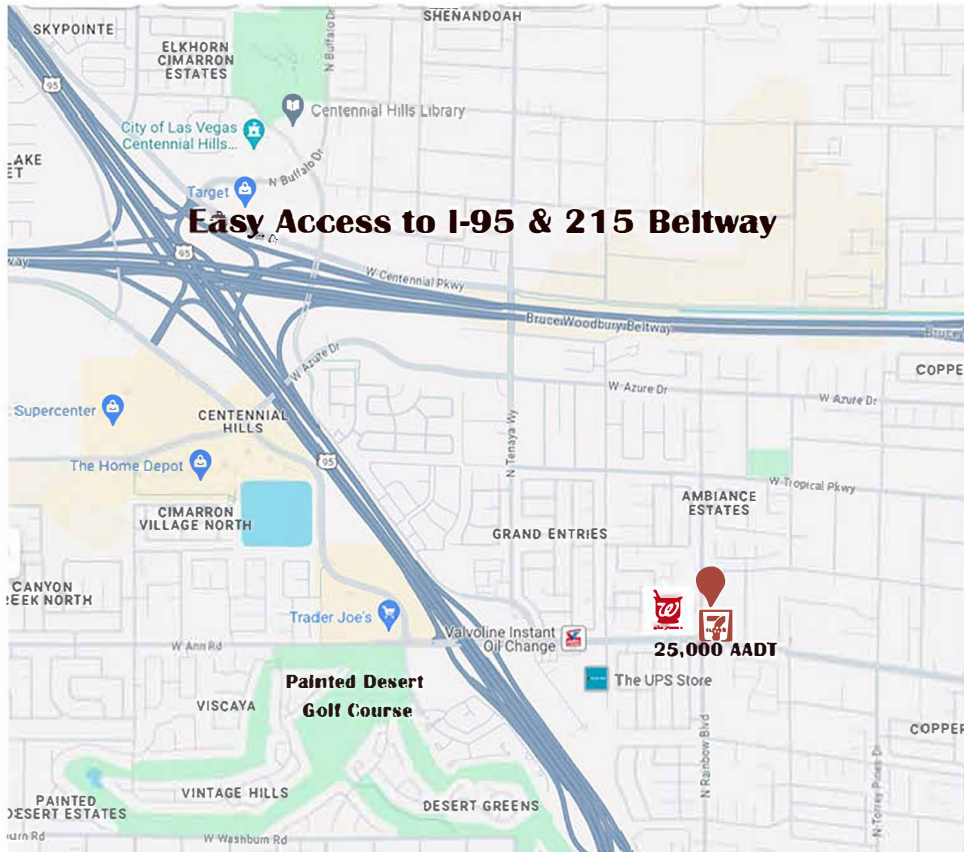
**Tax: \$3,234.54 per year**

**TOTAL SQ FT 3495**

**Ownership: fee simple absolute**



# MAP





**RECENT SALE SHOWING LAND VALUE**

**Sky Pointe Dr @ N Tenaya Way**

Just North of the US-95 Freeway & Ann Rd  
Las Vegas, NV 89130

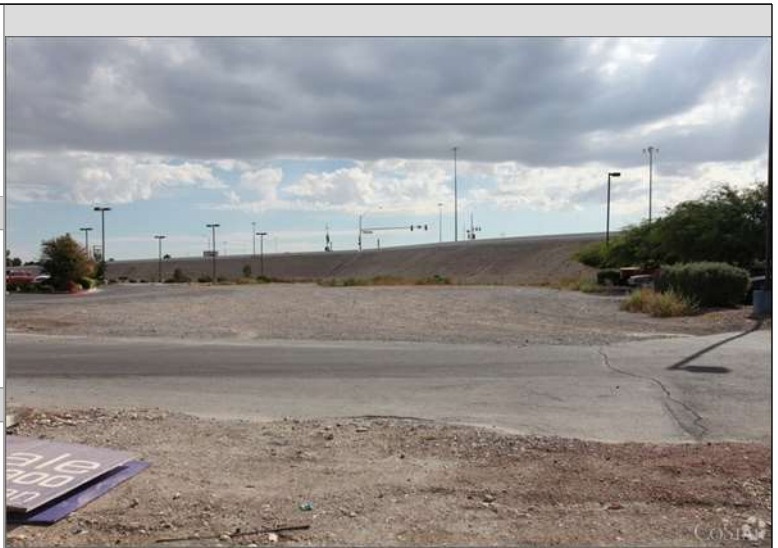
**Commercial Land of 1.03 AC Sold on 11/14/2022 for \$1,125,000  
- Research Complete**

buyer

**Farus Farmanali  
9315 W Sunset Rd  
Las Vegas, NV 89148**

seller

**Gary Zornes  
2110 Strada Mia Ct  
Las Vegas, NV 89117**



vital data

Sale Date:	<b>11/14/2022</b>	Sale Price:	<b>\$1,125,000</b>
Escrow/Contract:	-	Status:	<b>Confirmed</b>
Days on Market:	<b>272 days</b>	Down Pmnt:	<b>\$1,125,000</b>
Exchange:	<b>No</b>	Pct Down:	<b>100.0%</b>
Conditions:	-	Doc No:	<b>02211141390</b>
Density:	-	Trans Tax:	-
Max No of Units:	-	Corner:	<b>No</b>
Price/Unit:	-	Topography:	<b>Level</b>
Lot Dimensions:	-	Improvements:	-
Frontage	<b>131 feet on Sky Pointe Dr</b>	Off-Site Improv:	<b>Cable, Curb/Gutter/Sidewalk, Electricity, TC</b>
Comp ID:	<b>6209762</b>	Zoning:	<b>TC</b>
		Submarket:	<b>North Las Vegas</b>
		Map Page:	-
		Parcel No:	<b>125-27-410-008</b>
		Property Type:	<b>Land</b>
		Proposed Use:	<b>Commercial, Retail, Office, Car Wash, Fast Food</b>

income expense data

	Gross	Net
Acres:	<b>1.03 AC</b>	<b>1.03 AC</b>
Price/Acre:	<b>\$1,094,464.44</b>	<b>\$1,094,464.44</b>
SF:	<b>44,775 SF</b>	<b>44,775 SF</b>
Price/SF:	<b>\$25.13</b>	<b>\$25.13</b>


Listing Broker

**Colliers**

Buyer Broker

**No Buyer Broker on Deal**

**SALE SHOWING LAND VALUE ON THE BLOCK**

<p>5620 N Rainbow Blvd Las Vegas, NV 89130 Commercial Land of 0.82 AC Sold on 5/17/2019 for \$870,000 - Research Complete</p>	
buyer	
<p>Nima Khomassi 9315 W Sunset Rd Las Vegas, NV 89148</p>	
seller	
<p>Remington Nevada 5920 S Rainbow Blvd Las Vegas, NV 89118</p>	

vital data	
<p>Sale Date: 5/17/2019 Escrow/Contract: 150 days Days on Market: - Exchange: No Conditions: - Density: - Max No of Units: - Price/Unit: - Lot Dimensions: - Frontage: - Comp ID: 4859149</p>	<p>Sale Price: \$870,000 Status: Confirmed Down Pmnt: \$870,000 Pct Down: 100.0% Doc No: - Trans Tax: - Corner: No Topography: - Improvements: - Off-Site Improv: - Zoning: R-E Submarket: North Las Vegas Map Page: - Parcel No: 125-26-410-007 [Partial List] Property Type: Land Proposed Use: Retail</p>

income expense data	Listing Broker																								
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Expenses</td> <td style="width: 30%; text-align: right;">- Taxes</td> <td style="width: 40%; text-align: right;">\$4,925</td> </tr> <tr> <td></td> <td style="text-align: right;">- Operating Expenses</td> <td style="border-top: 1px solid black; text-align: right;">\$4,925</td> </tr> <tr> <td></td> <td style="text-align: right;">Total Expenses</td> <td style="text-align: right;">\$4,925</td> </tr> <tr> <td></td> <td style="text-align: right;">Gross</td> <td style="text-align: right;">Net</td> </tr> <tr> <td>Acres: 0.82 AC</td> <td></td> <td>0.82 AC</td> </tr> <tr> <td>Price/Acre: \$1,060,975.61</td> <td></td> <td>\$1,060,975.61</td> </tr> <tr> <td>SF: 35,719 SF</td> <td></td> <td>35,719 SF</td> </tr> <tr> <td>Price/SF: \$24.36</td> <td></td> <td>\$24.36</td> </tr> </table>	Expenses	- Taxes	\$4,925		- Operating Expenses	\$4,925		Total Expenses	\$4,925		Gross	Net	Acres: 0.82 AC		0.82 AC	Price/Acre: \$1,060,975.61		\$1,060,975.61	SF: 35,719 SF		35,719 SF	Price/SF: \$24.36		\$24.36	<p>Remington Nevada</p> <hr/> <p style="background-color: #f2f2f2;">Buyer Broker</p> <p>No Buyer Broker on Deal</p>
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financing

**RECENT SALE SHOWING LAND VALUE**

<p><b>NE Cnr W Ann Rd &amp; Rio Vis</b>                  Ann &amp; Rio Vista +-0.85 acres                  Las Vegas, NV 89130                  Commercial Land of 0.85 AC Sold on 2/25/2022 for \$1,000,000 -                  Research Complete</p>	
<p>buyer</p>	
<p>Revere Cap Mtg                  3755 Breakthrough                  Las Vegas, NV 89135</p>	
<p>seller</p> <p>THE TRIMMER FAMILY LIMITED LIABILITY COMPANY                  6032 S Durango Dr                  Las Vegas, NV 89113</p>	

<p>vital data</p>	
<p>Sale Date: 2/25/2022                  Escrow/Contract: -                  Days on Market: -                  Exchange: No                  Conditions: -                  Density: P-R                  Max No of Units: -                  Price/Unit: -                  Lot Dimensions: -                  Frontage: -                  Comp ID: 5920841</p>	<p>Sale Price: \$1,000,000                  Status: Full Value                  Down Pmnt: -                  Pct Down: -                  Doc No: 22022502714                  Trans Tax: -                  Corner: No                  Topography: -                  Improvements: -                  Off-Site Improv: -                  Zoning: P-R                  Submarket: North Las Vegas                  Map Page: -                  Parcel No: 125-27-802-016                  Property Type: Land                  Proposed Use: Office, Health Care, Office Park,                  Storefront Retail/Office</p>

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<p>financing</p>
<p> </p>







**1 3280 N Rainbow Blvd**

Las Vegas, NV 89108 - Northwest Las Vegas Submarket  
 3,405 SF Class C Medical Building Built in 1983  
 Property is for sale at \$1,500,000 (\$440.53/SF)



**Investment Information**

Sale Price: \$1,500,000  
 Price/SF: \$440.53  
 Cap Rate: -

Sale Status: Under Contract  
 Sale Conditions: Business Value Included, Sale Leaseback  
 Sale Type: Investment Or Owner User

Days On Market: 355

**Office Information**

Bldg Type: Office	Bldg Status: Built 1983	RBA: 3,405 SF
Class: C	% Leased: 100.0%	Stories: 1
Total Avail: 3,400 SF	Elevators: -	Land Area: 0.87 AC
Bldg Vacant: 0 SF	Core Factor: -	Owner Type: -
Typical Floor Size: 3,405 SF	Zoning: O, Las Vegas	Owner Occupied: No
Building FAR: 0.09	Tenancy: Single Tenant	

Parcel Number: 138-11-405-001

Parking: 12 Surface Spaces are available; Ratio of 3.52/1,000 SF

Amenities: 24 Hour Access, Bus Line, Signage

