



**8625 S Eastern Ave**

*Elite Realty*  
COMMUNITY LEADERS EST. 1991

7942 W Sahara Ave,  
Las Vegas, NV 89117

702-228-7227

# Property Video

8625 S Western Ave  
Las Vegas, NV 89123



[CLICK HERE for link to listing](#)

## Executive Summary

Presenting a 7,268 sq ft turnkey office building offering exceptional functionality, prime access, and rare owner user / investor flexibility. Located just off Eastern Ave., this property provides ample parking for staff and visitors alike.

Inside, the floorplan is optimized for modern business needs: sixteen (16) perimeter offices, two (2) conference rooms, four (4) restrooms, a spacious 50' x 32' bullpen, and a dedicated 36' x 26' classroom/open area. Fire sprinklers throughout add peace of mind and compliance readiness.

For buyers seeking versatility, the building can be cleanly divided into two suites, allowing you to occupy one side while generating rental income from the other. This dual use capability also positions the property to qualify for the SBA 10% program, making it an attractive and attainable acquisition for growing companies. The location is zoned (CG) Commercial General which is one of Clark County's broadest zoning commercial designations allowing for many different kind of users. Examples of businesses that CG zoning allow for are:

- Medical & Healthcare Users (primary care, specialists, dental, therapy, diagnostics, outpatient services)
- Professional Offices (Law, Accounting, Real Estate, Insurance)
- Retail & Consumer Services
- Restaurants & Cafés
- Fitness & Wellness
- Hospitality & Lodging
- Limited Auto-Related & Light Commercial Uses



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# Floor Plan





## INVESTMENT HIGHLIGHTS

- Office Property with Commercial Zoning (CG)  
Allows for many different uses.
- Easy access off of Eastern
- Two conference rooms
- Property can easily be demised for owner user buyers looking to lease half the building.  
(Qualifies for SBA 10% down buyers)
- Four restrooms (ADA compliant)
- Sprinklers

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## PROPERTY FACTS

# 8625 S Eastern Ave

<b>Sale Type</b>	<b>Investment or Owner User</b>
<b>Property Type</b>	<b>Office</b>
<b>Property Subtype</b>	<b>Medical</b>
<b>Tenancy</b>	<b>Single</b>
<b>Building Size</b>	<b>7,268 sq. ft.</b>
<b>Building Class</b>	<b>A</b>
<b>Year Built</b>	<b>2005</b>
<b>Price</b>	<b>\$3,088,900</b>
<b>Price Per Sq Ft</b>	<b>\$425</b>
<b>Building FAR</b>	<b>0.18</b>
<b>Building Height</b>	<b>1 Story</b>
<b>Lot Size</b>	<b>0.93 AC</b>
<b>Parking</b>	<b>30 Spaces (4.13 Spaces per 1,000 SF Leased)</b>
<b>Zoning</b>	<b>Commercial General (CG) - Commercial General (CG) zoning is one of the county's broadest commercial zoning designations in Clark County, Nevada.</b>

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# EXTERIOR

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INTERIOR

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## **CONTACT US**

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