

OFFICE CONDO - FOR SALE

6040

S. DURANGO DR. SUITE 110
LAS VEGAS, NV 89113



6018 S. Durango Drive, Suite 110, Las Vegas, NV 89113
All SVN® offices are independently owned and operated.

PAUL CHAFFEE, CCIM

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and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



CONTACT

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PRIME INVESTMENT OPPORTUNITY 6040 S DURANGO DR. SUITE 110

SVN | The Equity Group is pleased to present to you 6040 S Durango Dr. Suite 110, located in the Spring Valley submarket of Southwest Las Vegas.

Situated in a well-established professional corridor along one of the valley's primary arterial roadways. The space offers a functional dual entry, flexible office layout featuring a welcoming reception area, four private offices, dedicated storage, two restrooms and central open work area.

This well-maintained office suite presents a turnkey opportunity for small to mid-sized businesses seeking a professional, move-in ready space in one of Las Vegas's most active and accessible commercial neighborhoods.

OFFICE CONDO SUMMARY

Purchase Price	\$725,000
Building Size	+/- 1,444
Price Per SF:	\$502.08/SF
Year Build/Renovated:	2008
APN #:	163-33-213-005
Association Name:	Durango Village
Zoning:	CP - Commerical Professional

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INTERIOR PHOTOS



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SATELLITE AERIAL



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SBA Loan

Project Costs	\$	725,000	100%
Financial Institution 1st Loan	\$	362,500	50%
SBA 504 2nd Loan	\$	290,000	40%
Buyer's Down Payment	\$	72,500	10%

SBA 504 Loan Fees:

CDC Process Fee	\$	4,350	1.50%
Funding Fee (3rd party)	\$	725	0.25%
Underwriter Fee (3rd party)	\$	1,160	0.40%
SBA Guaranty Fee (3rd party)	\$	1,450	0.50%
Flat Fee for SBA closing attorney	\$	3,500	
Round Up (Rebated back)	\$	815	
Total SBA Loan Amount:	\$	302,000	

Financial Institution

1st Deed of Trust	\$	362,500
Interest Rate (estimated)		7.15%
Monthly Payment		\$2,597

SBA 504 Loan Fixed for 25 years:

2nd SBA Loan	\$	302,000
Interest Rate (06/2026)		6.110%
Monthly Payment		\$1,966

Total Payments:	\$4,563
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Monthly Payment per SQ FT:	\$	3.16
Average Blended Interest Rate		6.677%

NSDC - a SBA Premier Certified Lender

A Non-Profit Organization
Over 40 years of helping Nevada small business owners



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