

EXCLUSIVE LISTING!

10,085 SF Office/Comm Bldg- Listed for \$3,999,000
6030 S Jones Blvd #100 Las Vegas, NV 89118



- APN # 163-36-210-001
- 10,085 S.F. Building
- Lot Size 37,897 S.F.
- Unincorporated Clark County Spring Valley jurisdiction
- Planned Land Use-Neighborhood Commercial
- Zoned CP-Commercial Professional
- Inside the S. Jones Professional Park
- Building purchased in 2007
- Sidewalks with curbs and lights, ample parking
- Rent \$22,000 / 6% return
- Lease commenced April 3, 2023 -60-month initial term. Tenant shall have one Five (5) year option to Extend the lease at the expiration date on April 3, 2028.



Mark Anthony Rua
Brokers

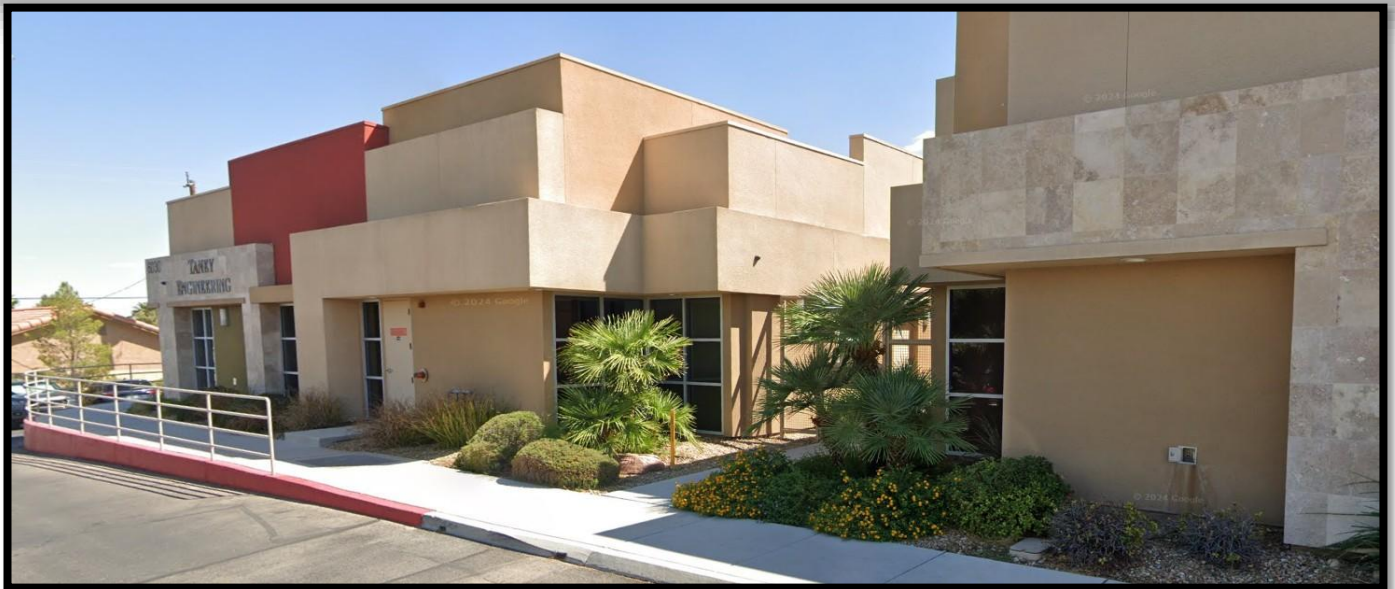
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