

ASKING PRICE
\$589,000

- ✓ Stand Alone Office Building
- ✓ Proprietary Owned Billboard
- ✓ Excellent Visibility & Frontage
- ✓ Dedicated Parking
- ✓ Owner-User or Investment Opportunity
- ✓ Minutes from Downtown & The Strip
- ✓ Close Proximity to UMC Hospital & Las Vegas Medical District



W CHARLESTON BLVD
39,738
VEHICLES PER DAY

DECATUR BLVD
31,888
VEHICLES PER DAY

31,738
POPULATION

\$58,555
AVG. HH INCOME

26,428
DAYTIME EMPLOYEES

- ✓ Prime Charleston Blvd Frontage
- ✓ Signalized Intersection of Charleston Blvd & Decatur Blvd
- ✓ Excellent Visibility & Signage
- ✓ Freestanding Building with Dedicated Parking
- ✓ Strong Owner-User or Investment Opportunity
- ✓ Proprietary Owned Billboard for Additional Income
- ✓ Close Proximity to UMC Medical Center & Las Vegas Medical District
- ✓ Surrounded by National Retailers & Restaurants

Building Size:	±1,500 SF
Land Size:	±0.17 AC (7,405 SF)
Year Built:	1962
Zoning:	C-2 (General Commercial)
APN:	138-34-101-012
Parking:	Ample Surface Parking
Frontage:	Excellent on W Charleston Blvd
Billboard:	Proprietary Owned Billboard
Traffic Counts:	W Charleston Blvd: 39,738 VPD Decatur Blvd: 31,888 VPD



**Less than 1 Mile Away
Las Vegas Medical District**

Minutes from numerous medical offices, clinics, specialists & healthcare providers



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**MODERN CHOICE REALTY
&
PROPERTY MANAGEMENT**

- ✓ High Traffic Retail Corridor
- ✓ Exceptional Visibility & Accessibility
- ✓ Strong Demographics & Daytime Population
- ✓ Surrounded by National Credit Tenants
- ✓ Minutes from Downtown & I-15 Freeway

OPENS IN GOOGLE MAPS

The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

<https://www.google.com/maps/@36.1891128,-116.2025383,15z>