

For Sale



5,242 Sq. Ft. Office Building

3291 East Patrick Lane

Las Vegas, NV 89120

For more information, please contact:
Mike McLeod MBA, CCIM

O: 702-732-1000

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3658 N. Rancho Drive

Las Vegas, NV 89130

FOR SALE

3291 E Patrick Lane., Las Vegas, NV 89120

Property Highlights:

- Stunning Build-out. Must See!!
- 17 parking spaces (doesn't include street parking)
- Multiple patio and outdoor gathering areas
- Single User Monument Sign
- **Asking: \$1,475,000**
- Patrick Frontage
- Lot size: 0.47 acres
- Owner-User with multi-tenant potential
- 5,242 sq. ft. office building
- Zoning: Industrial Park (IP)
- Upstairs: 5 offices, large conference room, lobby and 2 bathrooms.
- Downstairs: 7 offices, large conference room, full kitchen, bathroom, and supply room.

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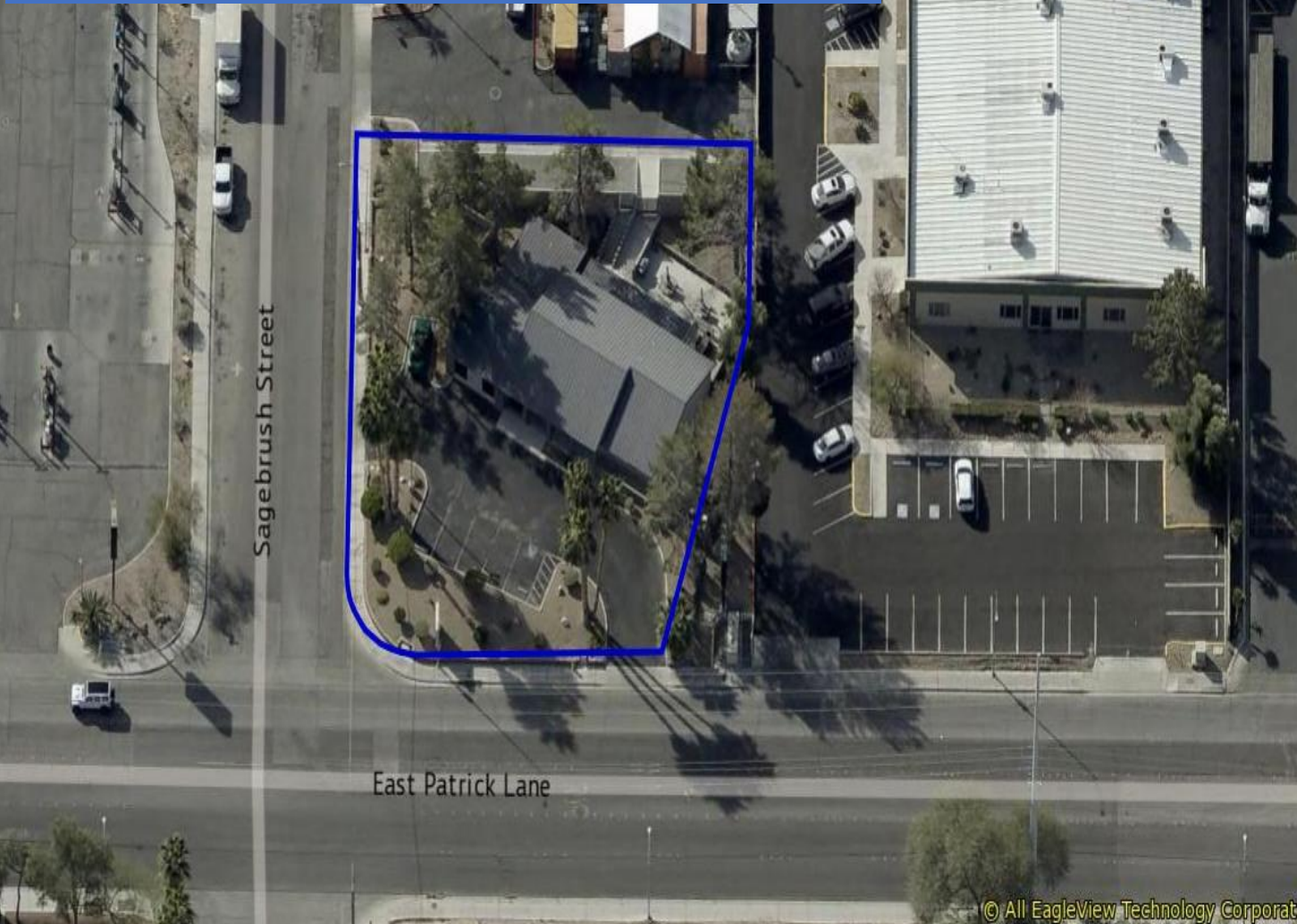
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