

**AVISON
YOUNG**

FOR SALE
1,352 - 3,976 sf



These 1,352 - 3,976 sq. ft. retail/office units are offered in grey shell condition. The park has great visibility on Ann Rd with over 23,000 vehicles passing daily. Buyers are encouraged to utilize SBA financing for both the purchase and interior finish with only 10% down on a 25 year fixed loan. The property offers aesthetically pleasing architecture with stone finishes and covered parking.

Partnership. Performance.

AVISON YOUNG
3993 Howard Hughes Parkway, Suite 350
Las Vegas, NV 89169
O 702.472.7979 F 702.475.7545



BEN MILLIS, SIOR
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The information contained herein was obtained from sources deemed reliable; however, Avison Young makes no guarantees or representations as to the accuracy thereof. The presentation of this property is submitted subject to errors, changes of price or conditions prior to sale or lease, or withdrawal of notice.

3840
West Ann Road
North Las Vegas, NV 89031

3840

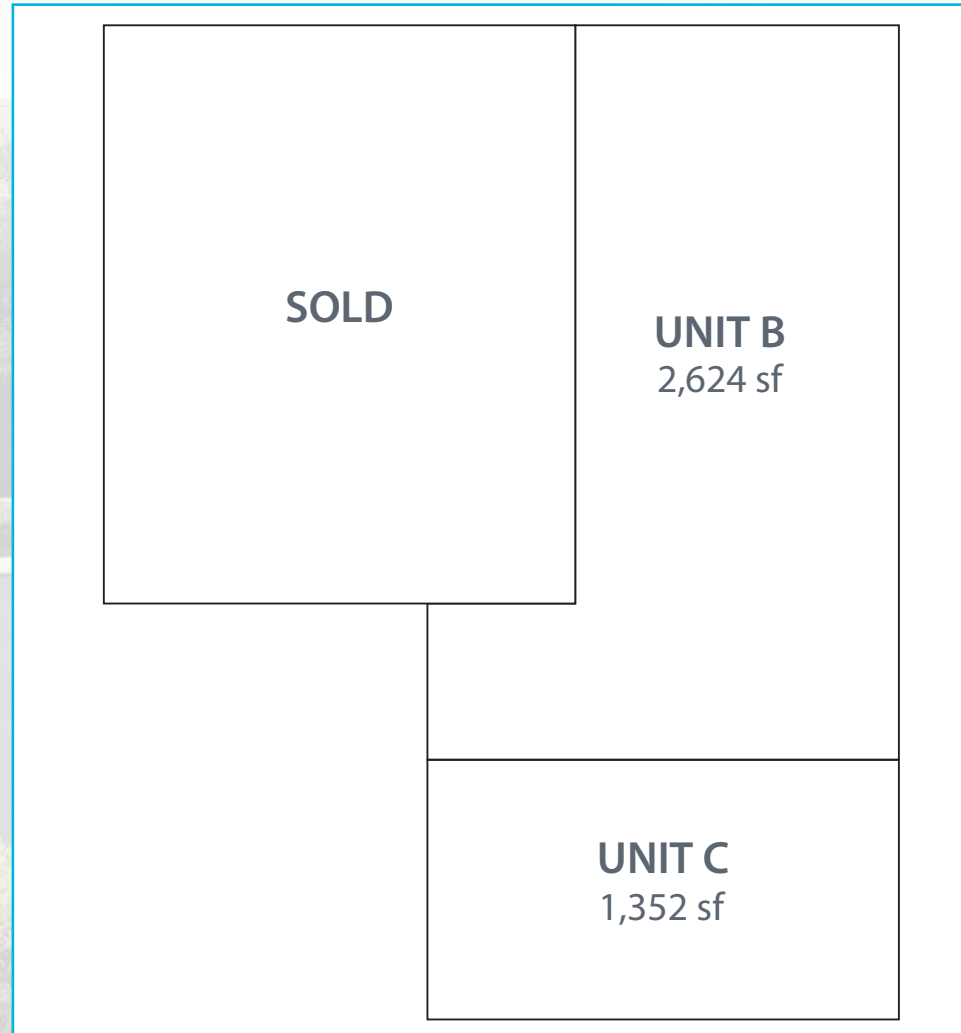
W. Ann Road
North Las Vegas, NV 89031

PROPERTY HIGHLIGHTS

- 1,352 - 3,976 square foot units available
- Zoned General Commercial (C-2) in the City of North Las Vegas
- Office park fronts Ann Road for great visibility
- Aesthetic architecture with stone finishes
- Located 2 miles south of Aliante Station
- Easy access to 215 at Decatur and Aliante interchanges
- Covered parking
- Traffic count of 23,153 vehicles per day
- APN: 124-30-813-027

LOCATION

The property is located two miles south of Aliante with easy access to 215 from the 215/Decatur and 215/Aliante interchanges. The demographics in the area are high income and high population growth making this one of the best trade areas in Northern part of the valley. Within a one mile radius there are over a dozen restaurants, several national banks, two groceries and several childcare facilities making this a great area for employees and evidencing the strength of the market area.



BUILDING	SQUARE FEET	PRICE	PRICE PER SF
B & C	3,976	\$465,192	\$117.00
B	2,624	\$312,246	\$119.00
C	1,352	\$177,122	\$131.00



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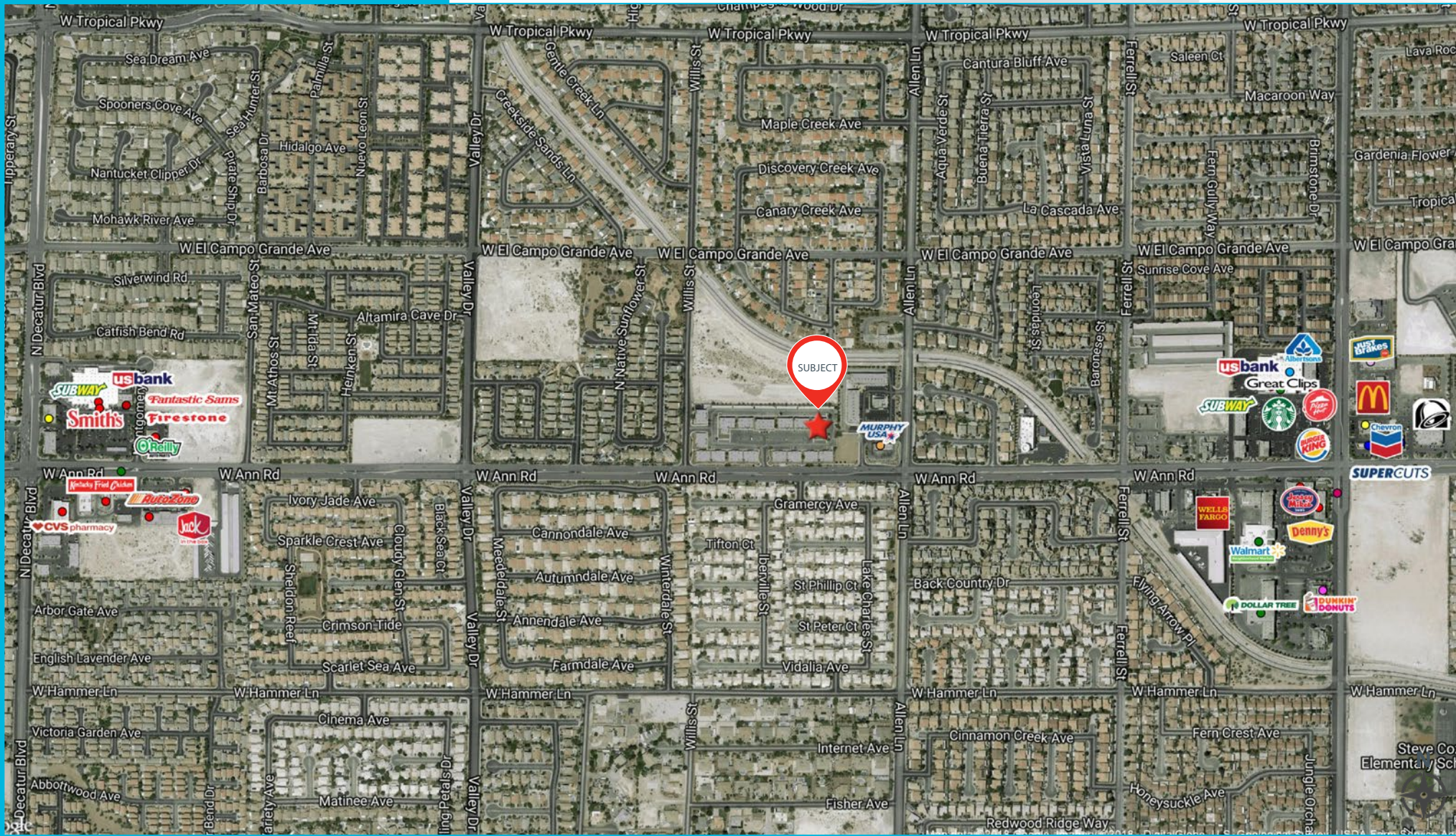


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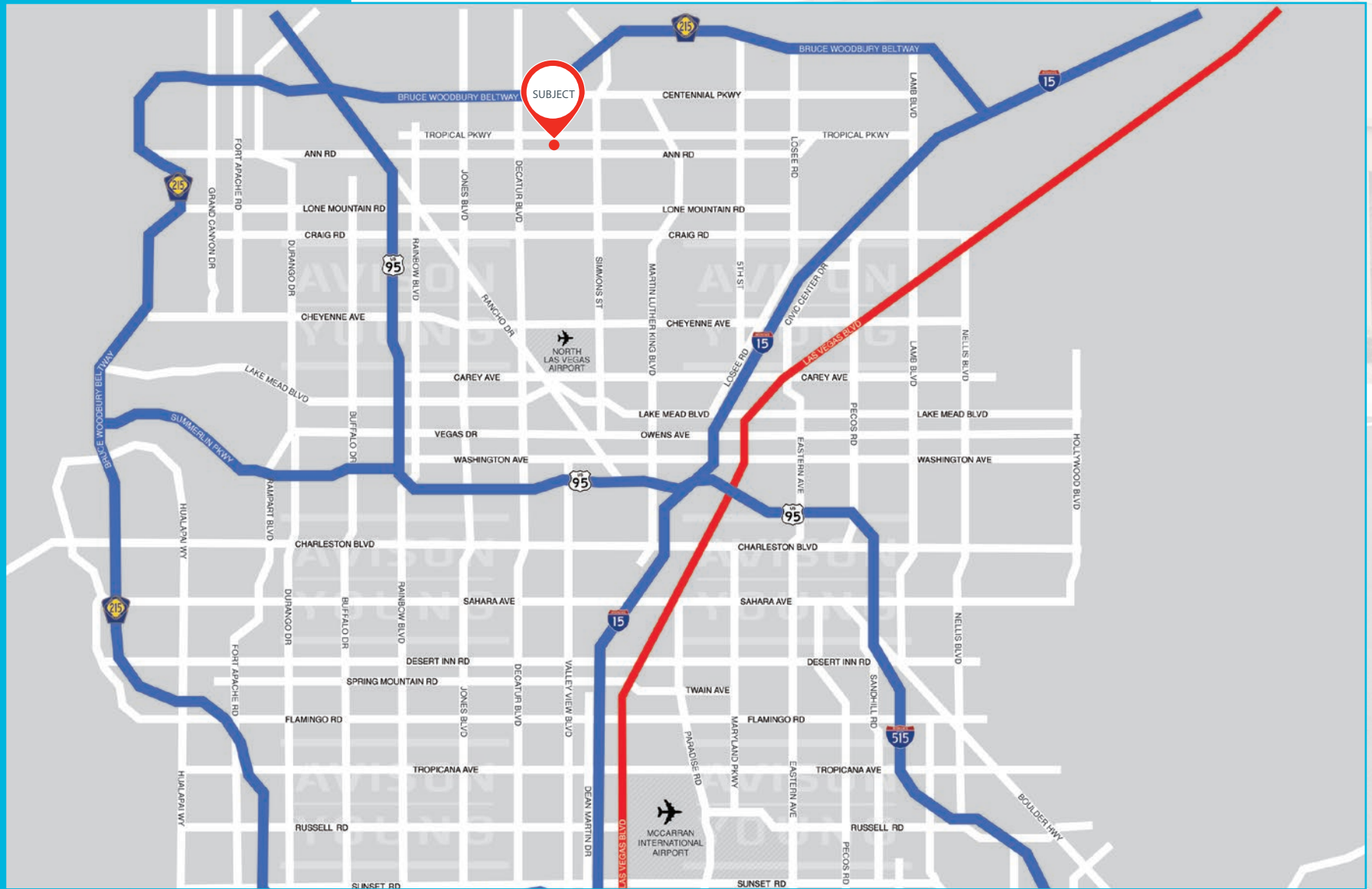


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Platinum member

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