

# FOR LEASE: Sterling Park

7448 - 7560 W. Sahara, Las Vegas, NV 89117



BRIEF SUMMARY REPORT | Listing ID: #138057

Prepared By: Soozie Jones Walker | Created On: February 22, 2012

**\$0.00** **9 spaces available**

Co-op Commission	5.00
Land SF/\$ Per	58370/\$0.00
Acres/\$ Per	1.34/\$0.00
Property Use	
Zoning	Professional Offices & Parking
Parcel Number	163-03-412-006
T, R, S	21S, 60E, 03
Land Size	1.34 acres
Bld SF/\$ Per	12,000 / \$0.00
No. of Buildings	6
No. of Units	0
No. of Stories	1
Cap Rate	0.00
Multiplier	0.00
Vacancy	0.00

### Area Description

CENTRALLY LOCATED, WELL KEPT OFFICE PARK WITH PLENTY OF PARKING. 2006 TRAFFIC COUNT ON WEST SAHARA 2 MILES WEST OF RAINBOW WAS 48,500 CARS PER DAY. MANY RESTAURANTS, SHOPPING AND BANKS IN THE IMMEDIATE AREA.

### Property Features

- 5% COMMISSION!
- GREAT LOCATION
- COVERED PARKING AVAILABLE
- GREAT SPACE
- WINDOWS IN ALL OFFICES
- AIR CONDITIONING MAINTENANCE



### PROPERTY CONTACT:

**Soozie Jones Walker**  
Commercial Executives  
7219 W. Sahara Ave., Suite 100  
Las Vegas, NV 89117  
702-316-4500



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DETAILED SUMMARY REPORT | Listing ID: #138057

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## Financial Overview

List Price	\$0
Per Month	\$0.75 - \$1.15 sf/m
Per Year	\$9.00 - \$13.80 sf/y
Co-op Commission	5.00%
Commission Comments	-
Down Payment	0
Cap Rate	0.00%
Cash on Cash	--
Multiplier	0.00
Financial Terms	-
Consider Exchange	No

## Cash Flow

Cash Flow Type	-
Year	-
Scheduled Gross	\$0
Vacancy	0
Reimbursement	\$0
Effective Gross	\$0
Operating Expenses	\$0
Operating Income	\$0
Debt Service	\$0
Capital Costs	\$0
Cash Flow (pre-tax)	\$0

## Debt Information

Debt Type	-
Debt Service	\$0
Principal	\$0
Interest Rate	0.0
Amortization	0
Due	-
Loan Description	-

## General Property Information

Property Use	
Land SF	58,370.40 sf
Land Acres	1.34 acres
Building SF	12,000 sf
Bld SF/\$ Per	12,000 / \$0.00
No. of Buildings	6
No. of Units	0
No. of Stories	1
Free Standing	N/A
Year Built	1994
Built Yet	Yes
Building Class	B
Zoning	Professional Offices & Parking
Parcel Number	163-03-412-006
# Grade Dock Doors	-
# Dock High Doors	-
Lighting	-
Power	-
Parking	-
Gas	Yes
Water	Yes
Electric	Yes

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