

# FOR SALE: DESERT CANYON BUSINESS PARK- SUITE 120

9127 W. RUSSELL, LAS VEGAS, NV 89148



BRIEF SUMMARY REPORT | Listing ID: #375225

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

**\$1,486,000.00**

**NEW**

Co-op Commission	2.50
Land SF/\$ Per	182952/\$8.12
Acres/\$ Per	4.20/\$353,809.52
Property Use	any
Zoning	C2
Parcel Number	163-32-111-014
T, R, S	21, 60, 32
Land Size	4.20 acres
Bld SF/\$ Per	7,430 / \$200.00
No. of Buildings	1
No. of Units	-
No. of Stories	2
Cap Rate	-
Multiplier	-
Vacancy	-



### Area Description

BEAUTIFUL OFFICE BUILDING LOCATED AT THE I-215 BELTWAY AND RUSSELL. THE PROJECT IS ADJACENT TO SOUTHERN HILLS HOSPITAL. PRIME MEDICAL/OFFICE ADDRESS ADJACENT TO SOUTHERN HILLS HOSPITAL. FREEWAY VISIBILITY AND BUILDING SIGNAGE. MANY SERVICES IN THE AREA INCLUDING: BANKS, RESTAURANTS AND SHOPPING CENTERS.

THE 2006 TRAFFIC COUNT ON RUSSELL ROAD 0.1 WEST OF THE I-215 BELTWAY WAS 14,300 CARS PER DAY AND GROWING

### Property Features

- FREEWAY VISIBILITY
- FREEWAY SIGNAGE
- BUILDING SIGNAGE
- ADJACENT TO SOUTHERN HILLS HOSPITAL
- HVAC ON THE SHELL
- READY FOR TENANT IMPROVEMENT ALLOWANCE
- COMMON AREAS COMPLETE
- RESTROOMS ON BOTH FLOORS

### PROPERTY CONTACT:

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



# FOR SALE: DESERT CANYON BUSINESS PARK- SUITE 120

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DETAILED SUMMARY REPORT | Listing ID: #375225

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

## Financial Overview

List Price	\$1,486,000
Per Month	-
Per Year	-
Co-op Commission	2.50%
Commission Comments	TO THE OUTSIDE AGENT
Down Payment	-
Cap Rate	-
Cash on Cash	--
Multiplier	-
Financial Terms	-
Consider Exchange	No

## Cash Flow

Cash Flow Type	-
Year	-
Scheduled Gross	-
Vacancy	100
Reimbursement	-
Effective Gross	-
Operating Expenses	-
Operating Income	-
Debt Service	-
Capital Costs	-
Cash Flow (pre-tax)	-

## Debt Information

Debt Type	-
Debt Service	-
Principal	-
Interest Rate	-
Amortization	-
Due	-
Loan Description	-

## General Property Information

Property Use	any
Land SF	182,952.00 sf
Land Acres	4.20 acres
Building SF	7,430 sf
Bld SF/\$ Per	7,430 / \$200.00
No. of Buildings	1
No. of Units	-
No. of Stories	2
Free Standing	N/A
Year Built	2008
Built Yet	Yes
Building Class	A
Zoning	C2
Parcel Number	163-32-111-014
# Grade Dock Doors	-
# Dock High Doors	-
Lighting	-
Power	-
Parking	-
Gas	No
Water	No
Electric	No

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