

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: May 17, 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:

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