

**AVISON  
YOUNG**

**FOR SALE**  
±2,600 SF RETAIL / OFFICE SUITE



Partnership. Performance.

AVISON YOUNG  
10845 Griffith Peak Drive, Suite 100  
Las Vegas, NV 89135  
O 702.472.7979 F 702.475.7545



**BEN MILLIS**  S I O R  
Principal, Industrial  
702.637.7671  
ben.millis@avisonyoung.com

Owner / Licensee

**3830**  
West Ann Road, Suite 120  
North Las Vegas, NV 89031

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.

## PROPERTY HIGHLIGHTS

- ±2,600 square foot unit available
- Grey shell building
- 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
- Association Dues: ±\$0.20 psf
- Traffic count of over 24,000 vehicles per day
- APN: 124-30-813-024

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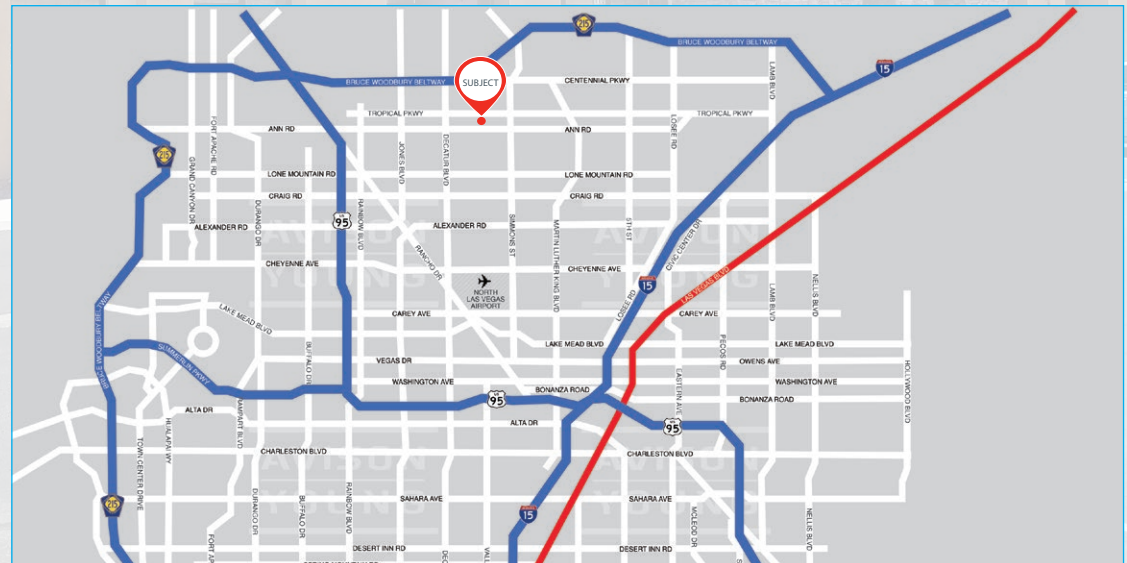
**ASKING PRICE: \$390,000**  
(\$150.00 PSF)

This ±2,600 sq. ft. retail/office unit is offered in grey shell condition. The park has great visibility on Ann Road with over 24,000 vehicles passing daily. The property offers aesthetically pleasing architecture with stone finishes and covered parking.

**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.



FRONTAGE ON WEST ANN ROAD



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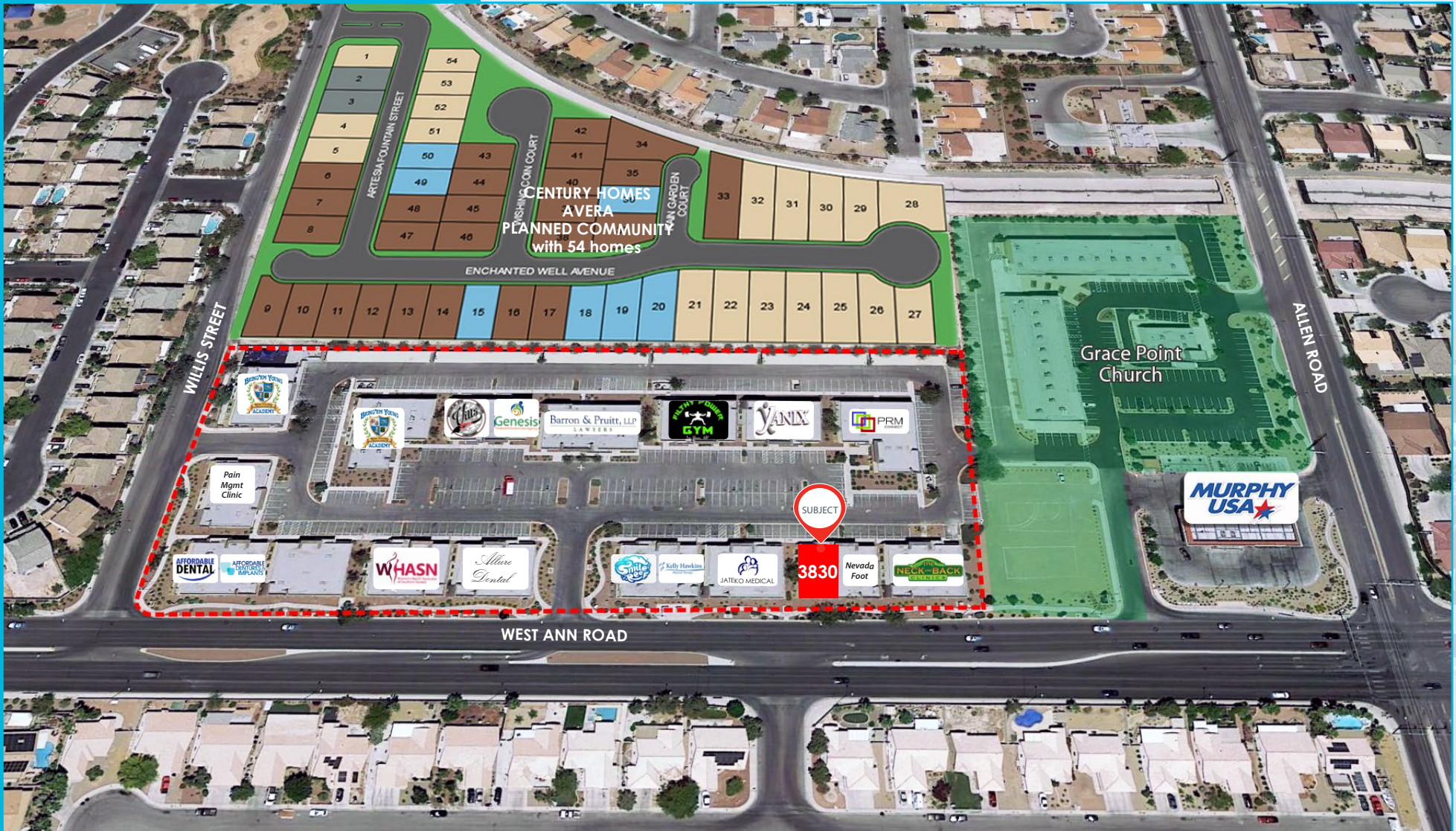
Platinum member



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**BEST  
MANAGED  
COMPANIES**

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