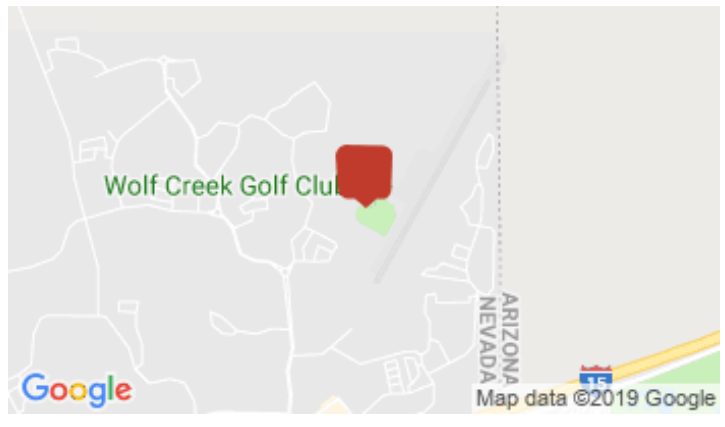


# 10% Down Restaurant Office Wolf Creek Golf Course Mesquite Airport

## 401 Paradise Pkwy, Mesquite, NV 89027



Listing ID:	29892549
Status:	Active
Property Type:	Office For Sale
Office Type:	Business Park, Governmental
Gross Land Area:	0.33 SF
Sale Price:	\$999,999
Unit Price:	\$62.50 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Las Vegas-Henderson-Paradise
County:	Clark
Tax ID/APN:	001-04-701-036
Zoning:	PUD PLANNED UNIT DEVELOPMENT
Property Use Type:	Investment, Vacant/Owner-User
Class of Space:	Class B
Gross Building Area:	17,000 SF
Building/Unit Size (RSF):	16,000 SF
Property Visibility:	Excellent



### Overview/Comments

Qualifies for a SBA 10% down loan for an owner user. Monthly payments as low as 35c per foot per month. Cheaper than leasing ! See attached., , Currently 100% available. \*Great opportunity in Mesquite, NV., Top floor set up as restaurant/bar lounge. Bottom floor can be subdivided and/or leased as is for medical, professional offices, executive office etc., Located on the Wolf Creek Golf course in Mesquite, NV, Prestigious Wolf Creek, Next door to country club, Close to Mesquite Airport, Flexible office space on first floor, Turnkey restaurant with FF&E on 2nd floor, EXCELLENT RESTAURANT & OFFICE SPACE OPPORTUNITIES WITH BREATHTAKING VIEWS RIGHT ATOP PRESTIGIOUS WOLF CREEK GOLF COURSE. , , \* Wolf Creek Golf Course rated 22nd in the US by Golf Digest, \* Restaurant/Bar /Lounge /Banquet Hall on top level, \* Lower level offices with patio walk outs, \* Stunning golf course and mountain views, \* High end finishes including:, - Hard wood flooring, walls and doors, - Porte cachere - Elevator, high finishes - Stone veneer, Available FOR LEASE also. Top floor as restaurant/bar lounge. Bottom floor can be subdivided and/or leased out for medical, professional offices, etc., Tenant Improvement allowance also available., Located on the Wolf Creek Golf course in Mesquite, NV, Special Introductory Starting Lease Rate: As Low As: \$0.50 per foot NNN in a long-term progressive lease, Owner Broker

#### More Information Online

<https://www.catylist.com//listing/29892549>

#### QR Code

Scan this image with your mobile device:



### Property Contacts



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