

# Attorney, CPA, Office, Studio, Counseling, Accounting, etc.

6490 W Desert Inn Rd, Las Vegas, NV 89146



## Broker Salesman

Commercial & Residential Real Estate  
Great Bridge Properties

Michael Hawkes

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NV License BS.0145012



# Attorney, CPA, Office, Studio, Professional

6490 W Desert Inn Rd, Las Vegas, NV 89146

## Property Details

6490 W. Desert Inn Las Vegas NV 89146

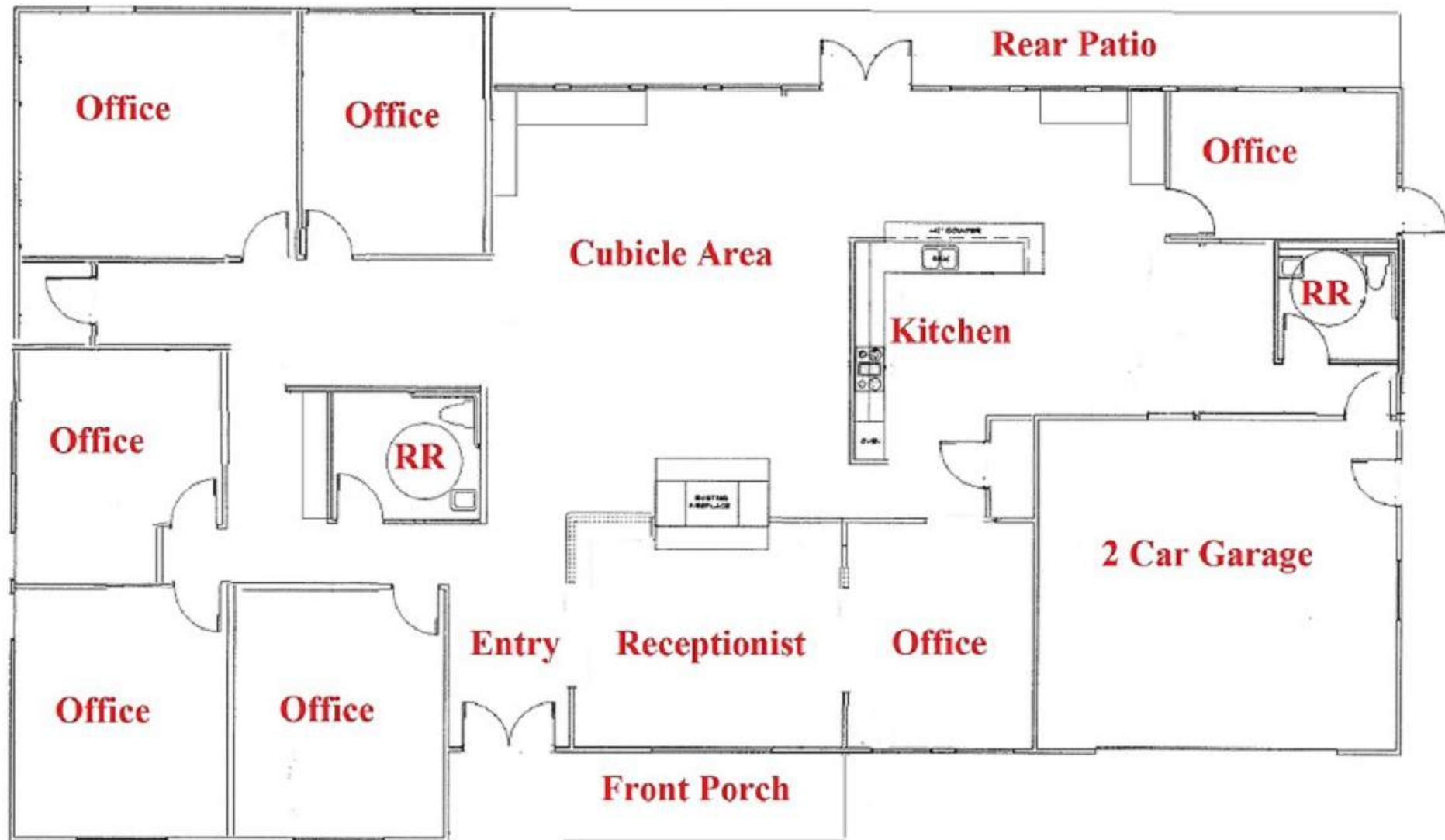
Frontage, visibility, signage, prominence, distinction, W. Desert Inn / Torrey Pines Country club atmosphere, front / rear patio, swimming pool, putting green, wet bar 3,737' square foot freestanding office building, great condition, mature landscaping APN: #163-11-805-026, .5 acre, built in 1978, completely remodeled 2005 Six to nine private offices plus bull pen cubicle area, reception and waiting areas Full kitchen, 2 private ADA restrooms, built-in desks / shelves, fireplace, skylights Copier and fax room, break area, covered patio, central HVAC, skylights 15 parking slots, handicap, plus side lot and street parking, 2-car garage w/opener, Two curb cuts for circular ingress and egress, security lighting, Available for lease at \$1.40 rent plus 20c for the operating expenses per square foot Or purchase today at only \$899,999 or \$240.83 per square foot Clark County zoned CRT Commercial Residential Transitional Clark County Land Use 41.335 - Offices, Professional and Business Services Surrounding area RNP Rural Neighborhood Preservation Signalized corner of Torrey Pines and W. Desert Inn Minutes from Strip and downtown via Desert Inn "Flyover" Was CPA, perfect for attorney, legal, law, accounting, business, professional, office, studio, Maybe ?? contractor office, stadium vendor office, corporate headquarters, counseling, behavioral health, childcare, daycare, adult daycare, preschool, private school ?? Does not include FF&E's furniture, fixtures, and equipment seen in photos Real estate broker licensee / owner / developer Michael Hawkes, listing broker/salesman NV license # BS.0145012

**Price: \$899,999**

- Frontage, visibility, signage, prominence, distinction, easy access from major thoroughfare
- Country club atmosphere, front / rear patio, swimming pool, putting green, wet bar, full kitchen
- 3,737' square foot, freestanding office building, great condition, mature landscaping

View the full listing here: <https://www.loopnet.com/Listing/6490-W-Desert-Inn-Rd-Las-Vegas-NV/17261214/>

Lease Price:	\$1.00 rent psf per mo
Operating Expenses	\$0.20 operating expenses psf
Building Class:	B
Sale Type:	Owner User
Lot Size:	.50 Acres
Rentable Building Area	3,737 sq ft
Sale Conditions:	Cash or Mortgage
No. Stories:	One
Year Built: Tenancy:	1978 Remodeled 2005 Single Tenant
Parking Ratio:	15 Slots 4:1
Zoning Description:	CRT, County
APN / Parcel ID:	163-11-805-026
Purchase Price	\$8,99,999 or \$240.83 psf





# Attorney, CPA, Pro Office, Studio, HQ

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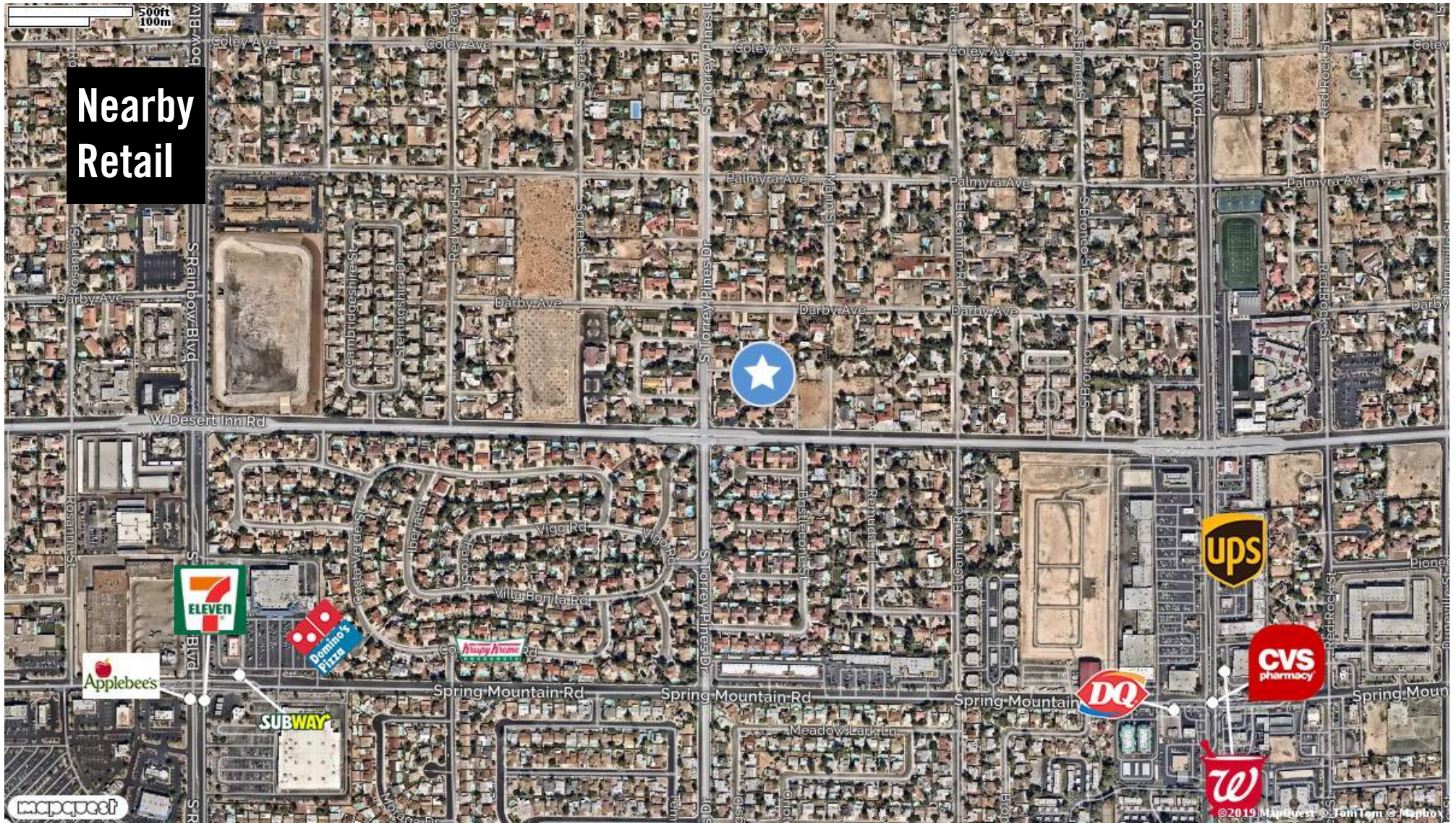
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## Property Photos



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## Property Photos



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## Property Photos



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## Property Photos



Boundaries Measurements



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## Property Photos



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