



**FOR SALE**

# HIGH TRAFFIC OWNER-USER OPPORTUNITY

**1,661 SQUARE FOOT  
COMMERCIAL BUILDING**

5613 S Eastern Avenue,  
Las Vegas, NV 89119

**PRESENTED BY:**

**BEDFORD JACKSON**

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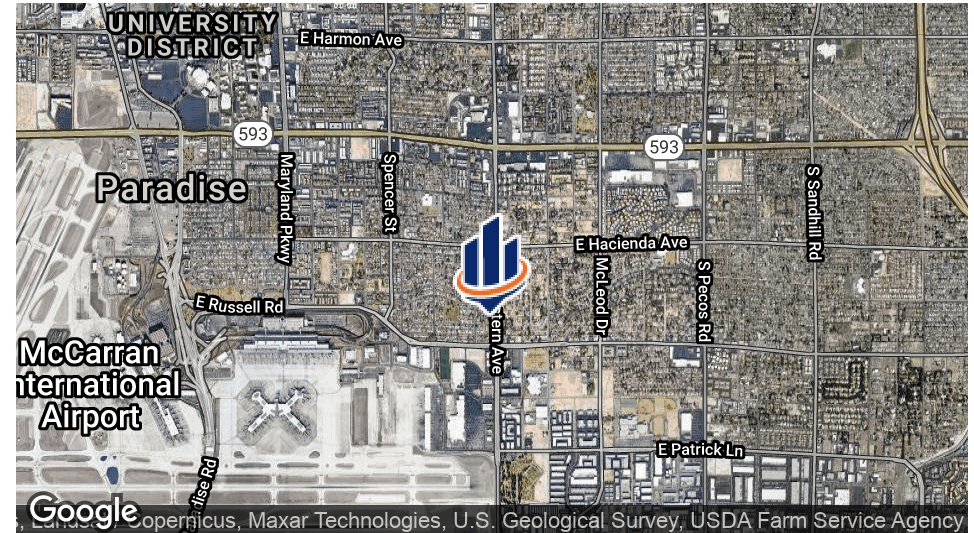


## PROPERTY DESCRIPTION

Owner User Opportunity! 5613 S Eastern Ave is a 1,661 SF single story office building located in South Las Vegas. Conveniently located minutes from McCarran International Airport, University of Nevada Las Vegas, and McCarran Marketplace. This property is perfect for any small business looking to own their own building.

## PROPERTY HIGHLIGHTS

- Single Story 1,661 SF Office Building
- Minutes from McCarran International Airport
- 7 Parking Space
- 3 Private Offices
- Conference Room
- Large Storage Room
- Reception Waiting Room
- Restroom
- Bus Line
- 31,500 Traffic Count
- Zoned - CRT



## OFFERING SUMMARY

SALE PRICE:	\$335,000
LOT SIZE:	0.16 Acres
BUILDING SIZE:	1,661 SF
PRICE/SF	\$201/SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,294	51,285	152,167
TOTAL POPULATION	12,388	121,208	374,702
AVERAGE HH INCOME	\$56,237	\$61,054	\$63,035

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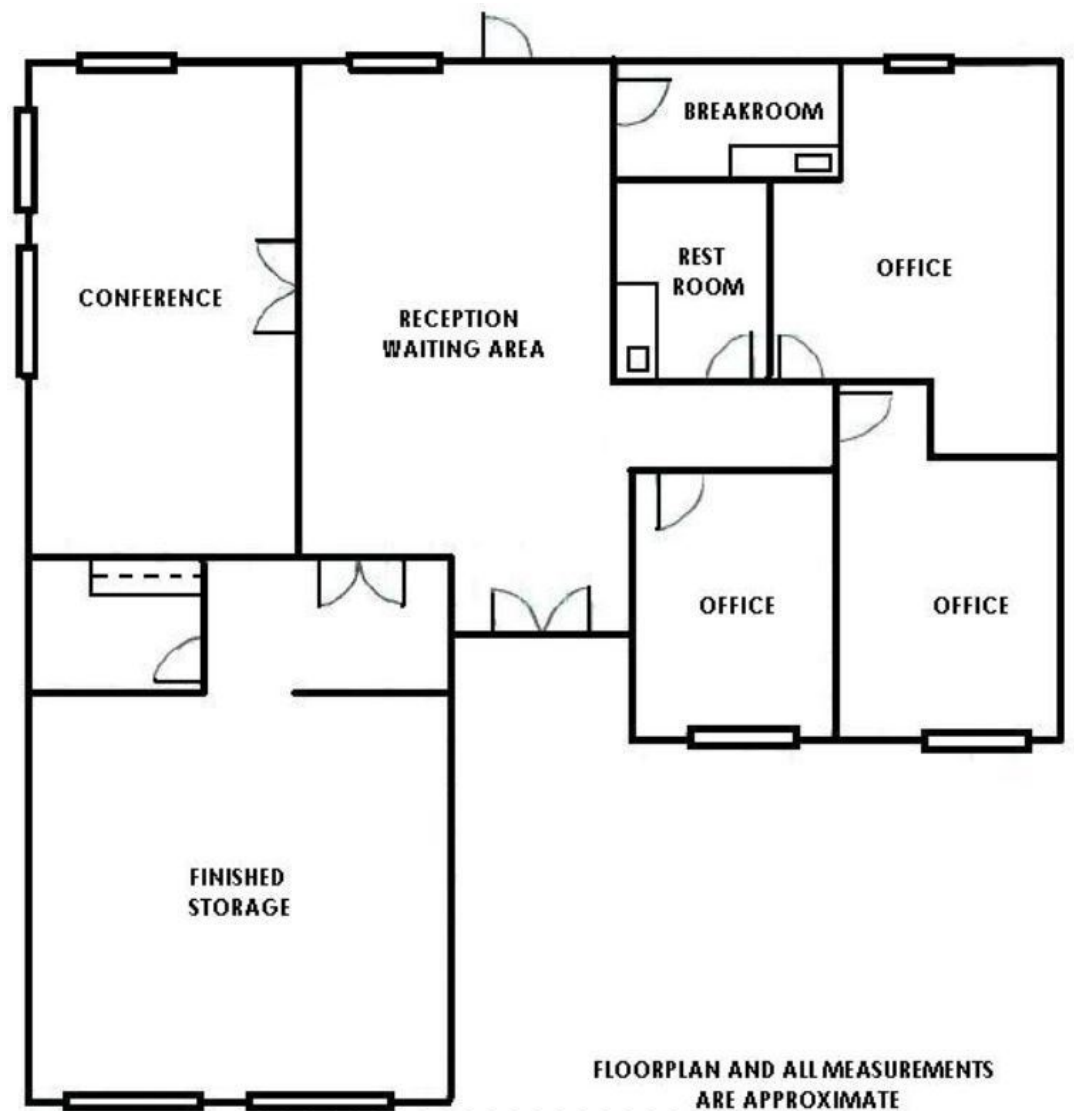
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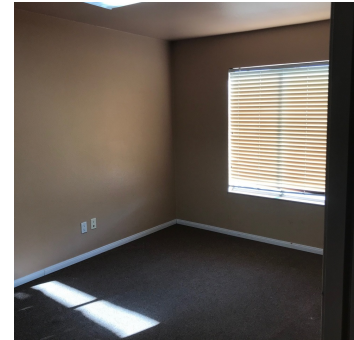
## FLOOR PLAN



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## INTERIOR PHOTOS



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## SURROUNDING AERIAL



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5613 S EASTERN AVE 5613 S Eastern Avenue Las Vegas, NV 89119

SVN | THE EQUITY GROUP 5

## AERIAL MAP



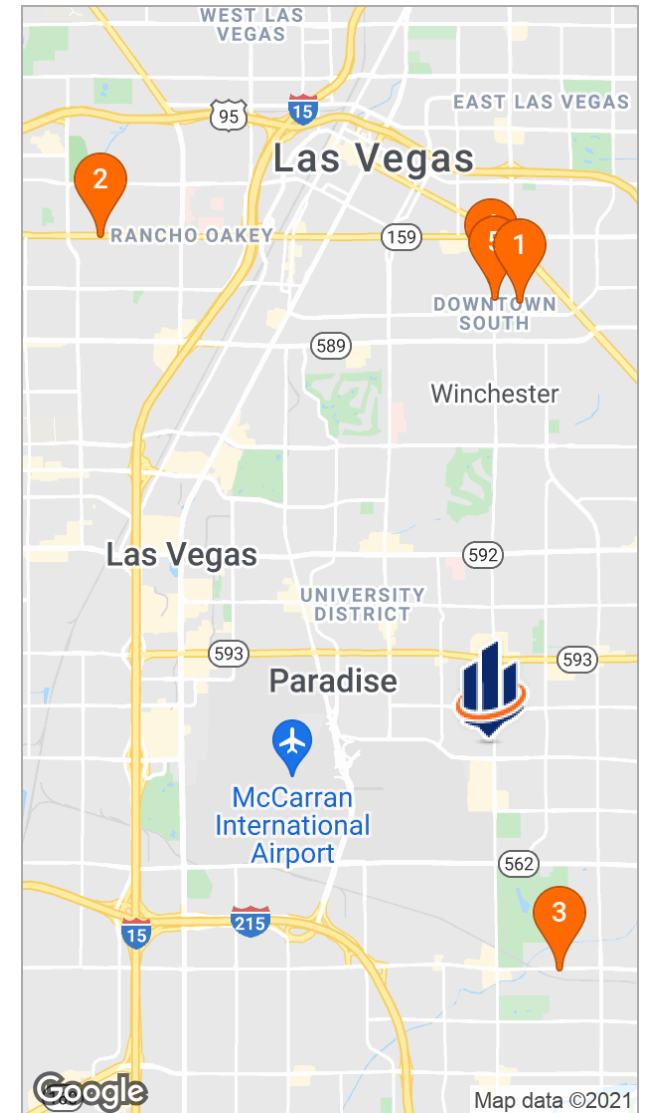
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## SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	PRICE/SF
★	<b>5613 S Eastern Ave</b> 5613 S Eastern Avenue Las Vegas, NV	\$335,000	1,661 SF	0.16 Acres	1	\$201.69
1	<b>2300 Canosa Ave</b> 2300 Canosa Ave Las Vegas, NV	\$345,000	1,850 SF	0.16 Acres	1	\$186.49
2	<b>3309 W Charleston Blvd</b> Las Vegas, NV	\$370,000	1,500 SF	0.20 Acres	1	\$246.67
3	<b>3097 E Warm Springs Rd</b> Las Vegas, NV	\$315,000	1,762 SF	0.55 Acres	1	\$178.77
4	<b>1514 S Eastern Ave</b> Las Vegas, NV	\$383,600	1,811 SF	0.14 Acres	1	\$211.82
5	<b>1801 S Eastern Ave</b> Las Vegas, NV	\$280,000	1,584 SF	0.12 Acres	1	\$176.77
<b>AVERAGES</b>		<b>\$338,100</b>	<b>1,695 SF</b>	<b>0.22 ACRES</b>	<b>1</b>	<b>\$200.37</b>



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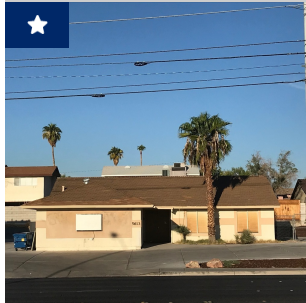
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## SALE COMPS



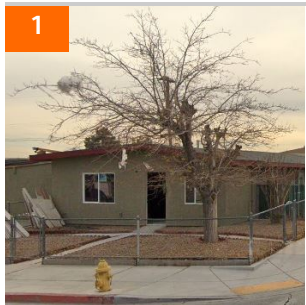
### SUBJECT PROPERTY

5613 S Eastern Avenue | Las Vegas, NV 89119

**Sale Price:** \$335,000      **Lot Size:** 0.16 Acres      **Year Built:** 1969  
**Building SF:** 1,661 SF      **Price PSF:** \$201.69



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### 2300 CANOSA AVE

2300 Canosa Ave | Las Vegas, NV 89104

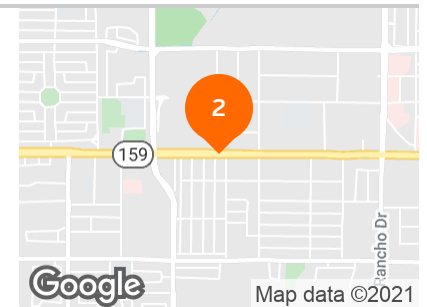
**Sale Price:** \$345,000      **Lot Size:** 0.16 Acres      **Year Built:** 1953  
**Building SF:** 1,850 SF      **Price PSF:** \$186.49      **Closed:** 08/24/2021



### 3309 W CHARLESTON BLVD

Las Vegas, NV 89102

**Sale Price:** \$370,000      **Lot Size:** 0.2 Acres      **Year Built:** 1951  
**Building SF:** 1,500 SF      **Price PSF:** \$246.67      **Closed:** 07/29/2021

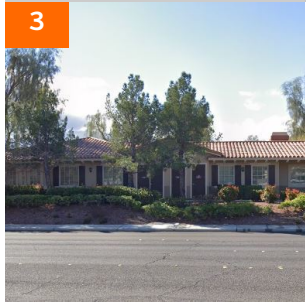


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## SALE COMPS

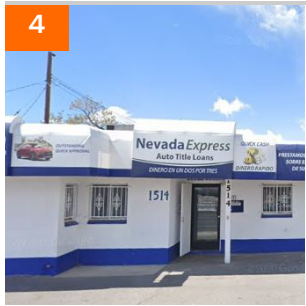


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### 3097 E WARM SPRINGS RD

Las Vegas, NV 89120

<b>Sale Price:</b>	\$315,000	<b>Lot Size:</b>	0.55 Acres	<b>Year Built:</b>	2002
<b>Building SF:</b>	1,762 SF	<b>Price PSF:</b>	\$178.77	<b>Closed:</b>	05/06/2021

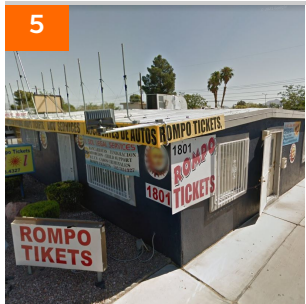


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### 1514 S EASTERN AVE

Las Vegas, NV 89104

<b>Sale Price:</b>	\$383,600	<b>Lot Size:</b>	0.14 Acres	<b>Year Built:</b>	1956
<b>Building SF:</b>	1,811 SF	<b>Price PSF:</b>	\$211.82	<b>Closed:</b>	06/21/2021



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### 1801 S EASTERN AVE

Las Vegas, NV 89104

<b>Sale Price:</b>	\$280,000	<b>Lot Size:</b>	0.12 Acres	<b>Year Built:</b>	1953
<b>Building SF:</b>	1,584 SF	<b>Price PSF:</b>	\$176.77	<b>Closed:</b>	04/07/2021



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