

3120 E Desert Inn Road

Las Vegas, NV 89121

AVAILABLE
For Sale/Lease



CITADEL
REAL ESTATE GROUP

Citadel Real Estate Group

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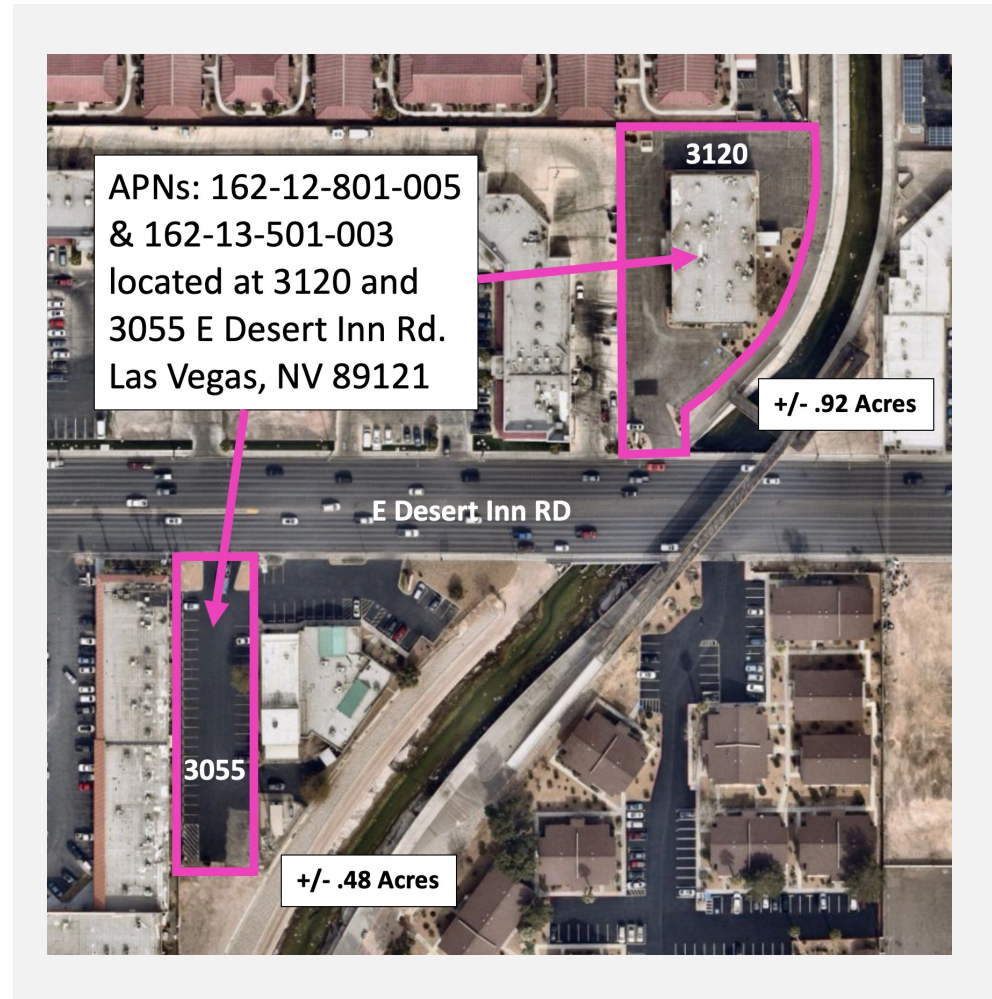
Offering Overview

19,998 SF Office Building

- Parcel Number: 162-12-801-005
- Built In 1986, renovated in 1999
- Two stories
- Zoned C-1
- Pylon sign
- 58 parking stall
- Divided into multiple office suites

+/- .48 Acre improved parking lot

- Parcel Number: 162-13-501-003
- 47 Parking stalls
- Rental income from neighboring building for parking



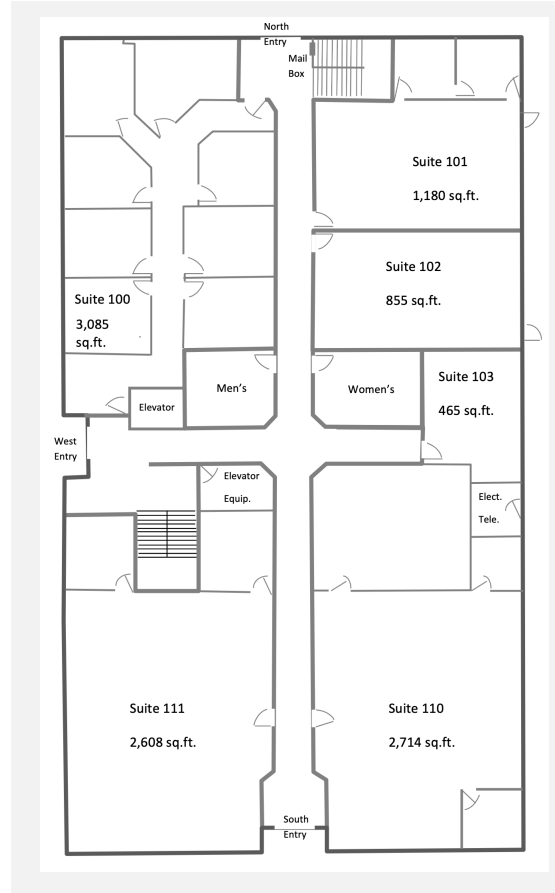
For Sale: \$3,100,000

Investment Highlights

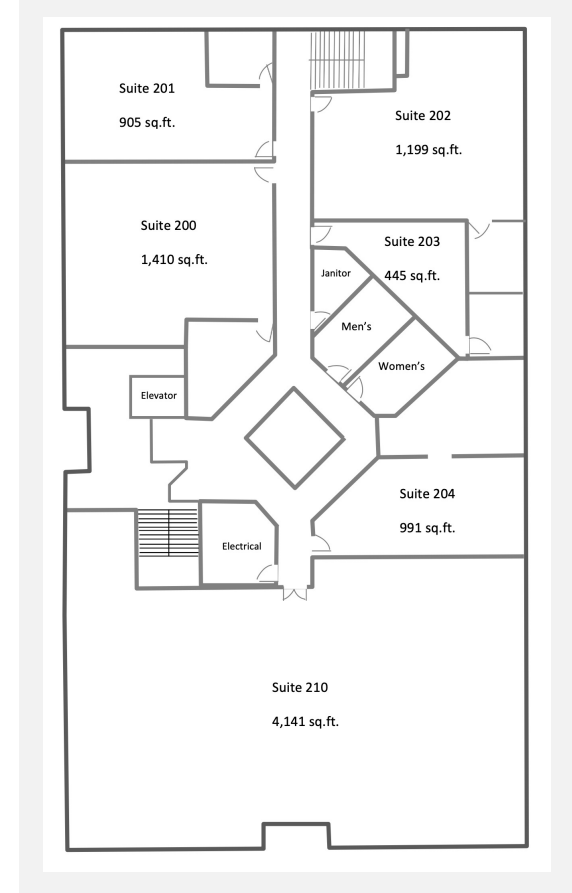
- Owner/User Potential
- Central Las Vegas with Access to I-515
- Building currently vacant with value-add potential as a leased asset

For Lease

- Owner would be interested in large users
- Please call to discuss



1st Floor



2nd Floor

Property Photos

