

EXCLUSIVE LISTING!

10,085 SF Office/Comm Bldg- Listed for \$3,840,000
6030 S Jones Blvd #100 Las Vegas, NV 89118



- APN # 163-36-210-001
- 10,085 S.F. Building; Lot Size 37,897 S.F.
- Unincorporated Clark County Spring Valley jurisdiction
- Planned Land Use-Neighborhood Commercial
- Zoned CP-Commercial Professional
- Inside the S. Jones Professional Park
- Building constructed in 2007.
- Sidewalks with curbs and lights, ample parking
- Rent \$23,000 currently; to increase to \$24,000 a month in April 2027. It will be \$288,000 annual income at 7.5% cap rate. If a buyer closes before April 2027, the buyer will be credited \$1,000 a month until April.
- Lease commenced April 3, 2023 -60-month initial term. Tenant has one Five (5) year option to Extend the lease at the expiration date on April 3, 2028.
- 2026/27 Property Taxes: \$4,744.22



Mark Anthony Rua
Brokers

S.026655

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com

Office: 702-992-7534
Cell: 702-595-6244



The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.

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ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

163-36-2

S 2 NW 4

36

T21S R60E

137 138 139 140
164 163 162 161
175 176 177 178
193 192 191 190

Rev. 5/17/2023

Scale: 1" = 200'

0 100 200 300 400 500

USE THIS SCALE WHEN MAP REDUCED FROM TEXT ORIGINAL

NOTES

This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data delineated herein.
Information on roads and other non-assessed parcels may be obtained
from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds,
but only contains the information required for assessment. See the
recorded documents for more detailed legal information.

MAP LEGEND

PARCEL BOUNDARY
SUB-SECTION BOUNDARY
ROAD EASEMENT
MATCH / LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
SECTION LINE

CONDOMINIUM UNIT
AIR SPACE PCL
RIGHT OF WAY PCL
SUB-SURFACE PCL
PE 34-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER

001 PARCEL NUMBER
100 ACRES
202 PARCEL SUB-SEQ NUMBER
5 LOT NUMBER

