

FOR SALE | +/-9,650 SF Multi-Tenant Office Building



RANCHO GOWAN BUSINESS PARK

3672-3674 N. Rancho Drive, Las Vegas, NV 89130

For more information, please contact:
Mike McLeod MBA, CCIM

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3658 N. Rancho Drive

Las Vegas, NV 89130



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Asking Price: **\$2,100,000 (\$218/SF)**

Property Highlights

- +/-9,650 SF single-story office/retail building
- Frontage on Rancho Drive
- **5400 sq. ft. vacant**
- *Huge Upside on rents*
- Situated on +/-0.69 acres
- Zoning C-2 (General Commercial)
- Built in 2000
- Modified Gross Leases
- APN: 138-122-13-061
- *Below replacement cost*
- Part of a professional association

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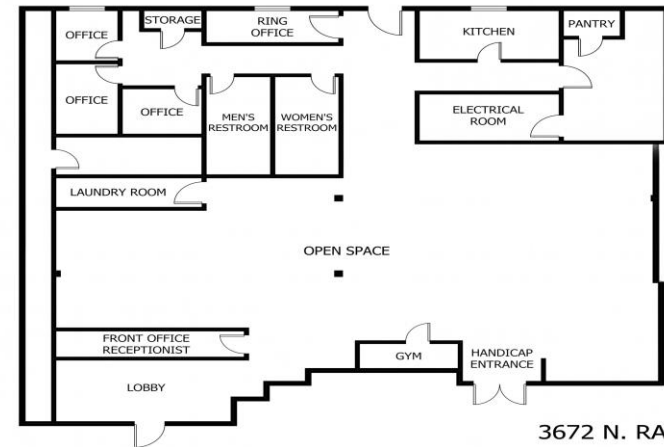
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Tenants	Lease Begin	Lease Expires	Renewal Options	Annual Escalations	Rent/Month	Rent/Year	Square Footage	Building Size (SF)
All Pro Services	5/1/2024	7/31/2028	In renewal option	N/A	\$ 1,760	\$ 21,120	2450	Monthly Gross
Whitley Enterprises	7/1/2023	6/30/2027	In renewal option	N/A	\$ 2,437	\$ 29,244	1800	Annual Gross
VACANT						\$ -	5400	Annual Expenses
				Totals	\$ 4,197	\$ 50,364	9650	Annual NOI



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