



ONE

Office Building For Sale

3890 WEST ANN ROAD

NORTH LAS VEGAS, NV 89031



INCREDIBLE OPPORTUNITY FOR OWNER-USER
OR INVESTOR

GARDEN STYLE PROFESSIONAL OFFICE BUILDING

- * Located in the Ann Professional Plaza.
- * Single story building in Commercial Condo HOA.
- * Current building design has Professional Office Suite, shared Common Areas, and Executive Suites.
- * Owner will vacate or willing to sign new Lease and remain as a Tenant.
- * Zoned General Commercial (C-2).
- * Abundant parking- 4 covered spaces and curbside and open parking spaces.
- * Conference Rooms, Kitchen, Design/Copy prep areas, Restrooms, Reception.
- * Executive Suites are 100% leased.
- * Close proximity to 215N / Decatur interchange.
- * Signature property located off the main drive aisle..

\$2,085,000

LIST PRICE

7,150

BUILDING SIZE (SQ.FT)

5%

CAP RATE

Covered/Open

PARKING SPACES

2007

YEAR BUILT

BUILDING CLASS	B
TENANCY	MULTI
NO. STORIES	1





ONE





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MY INNOVATIVE APPROACH
TO REAL ESTATE MARKETING
GIVES ME A COMPETITIVE
ADVANTAGE.

Meet JOSEPH PESSIN

We're the (X) team, based out of Orange County California. We specialize in single family homes, condominiums, and commercial real estate. With a combined 15+ years of experience, we have all the tools needed to help you find your dream home.

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20+
TEAM
MEMBERS

30+
HOMES
SOLD (2021)

\$10B
GENERATED
REVENUE (2021)

100%
SUCCESS
RATE

UNTRADITIONAL. UNCONVENTIONAL.
WE ARE REALTY**ONE**GROUP

LET'S TALK. CONTACT US TODAY.
7028981221

REALTY**ONE**GROUP

JOSEPH PESSIN

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