

FOR SALE
SELLER FINANCING AVAILABLE

52630



6064 South Durango Drive,
Las Vegas, NV 89113
702.383.3383 | naivegas.com

6877 S Eastern Ave | Las Vegas, NV 89119

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Property Summary

Freestanding unique office building that allows for a wide range of usage from office to manufacturing due to its M-D (light manufacturing) Zoning. The building consists of $\pm 10,497$ SF of 100% HVAC space with $\pm 5,248$ SF of built out, ready to move in professional office space with sealed concrete floors, a reception area, two conference rooms, eight (8) private offices, an open room that was previously a gym with rubber floors, a full kitchen and five (5) restrooms. The remainder of the building consists of $\pm 5,593$ SF of open industrial ceilings, 100% HVAC space with an open floor plan, floor drains and two sinks.

SALE PRICE	\$3,000,000.00
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TOTAL SF	$\pm 10,497$ SF
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YEAR BUILT	2007
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ZONING	M-D (Designed Manufacturing)
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- Total Building 10,497 SF
- Zoned MD – light manufacturing allows for office and/or manufacturing
- 15 Covered Parking Stalls
- Fully Sprinklered
- Lot size ± 0.24
- Association maintains all landscaping and exterior common areas
- 24 Hour Access
- 800 Amps, 120/208 V, 3-phase power

FOR MORE INFORMATION



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OR TEXT 21005 TO 39200



Floor Plan - Full Building



Property Details

Total SF **±10,497 SF**

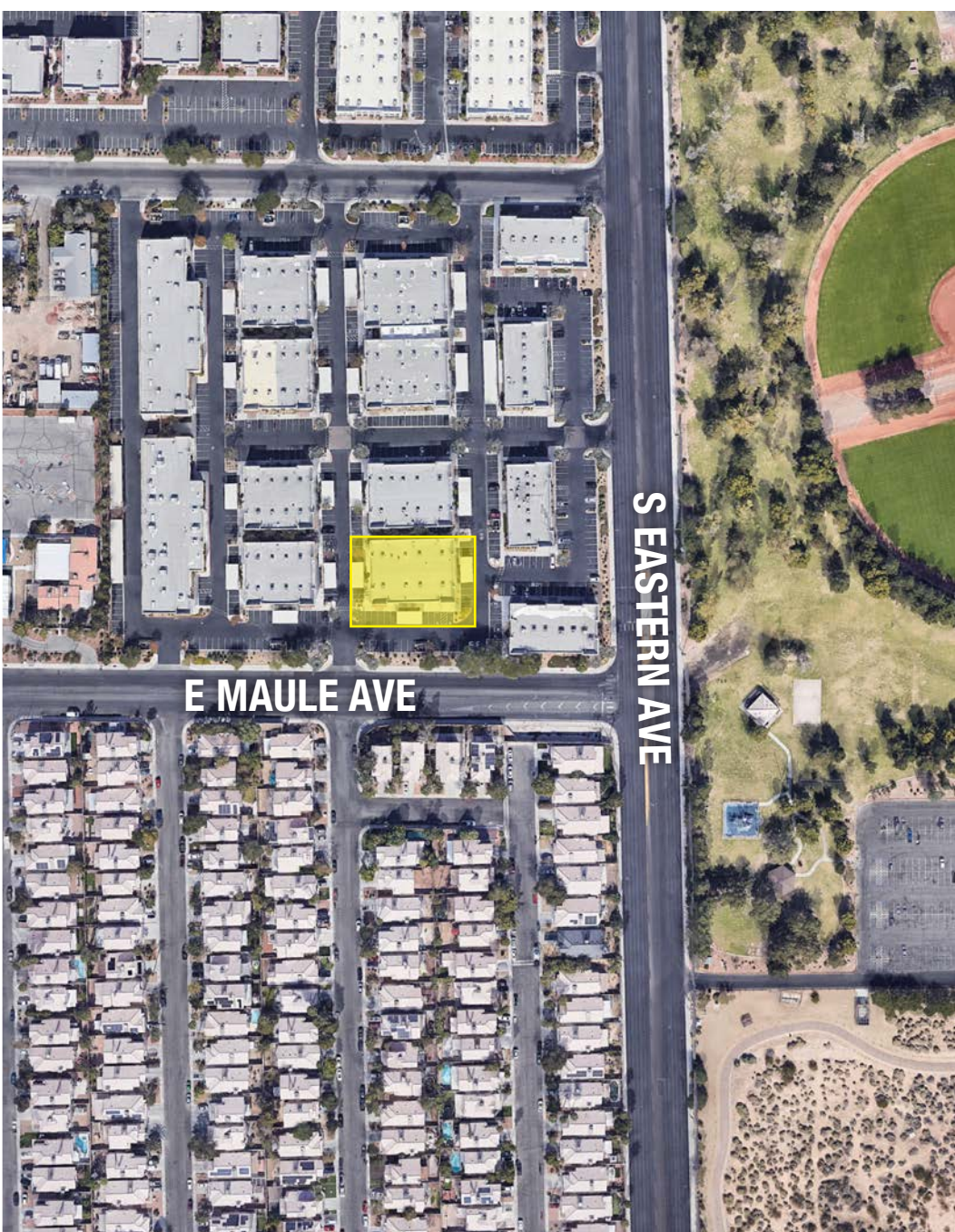
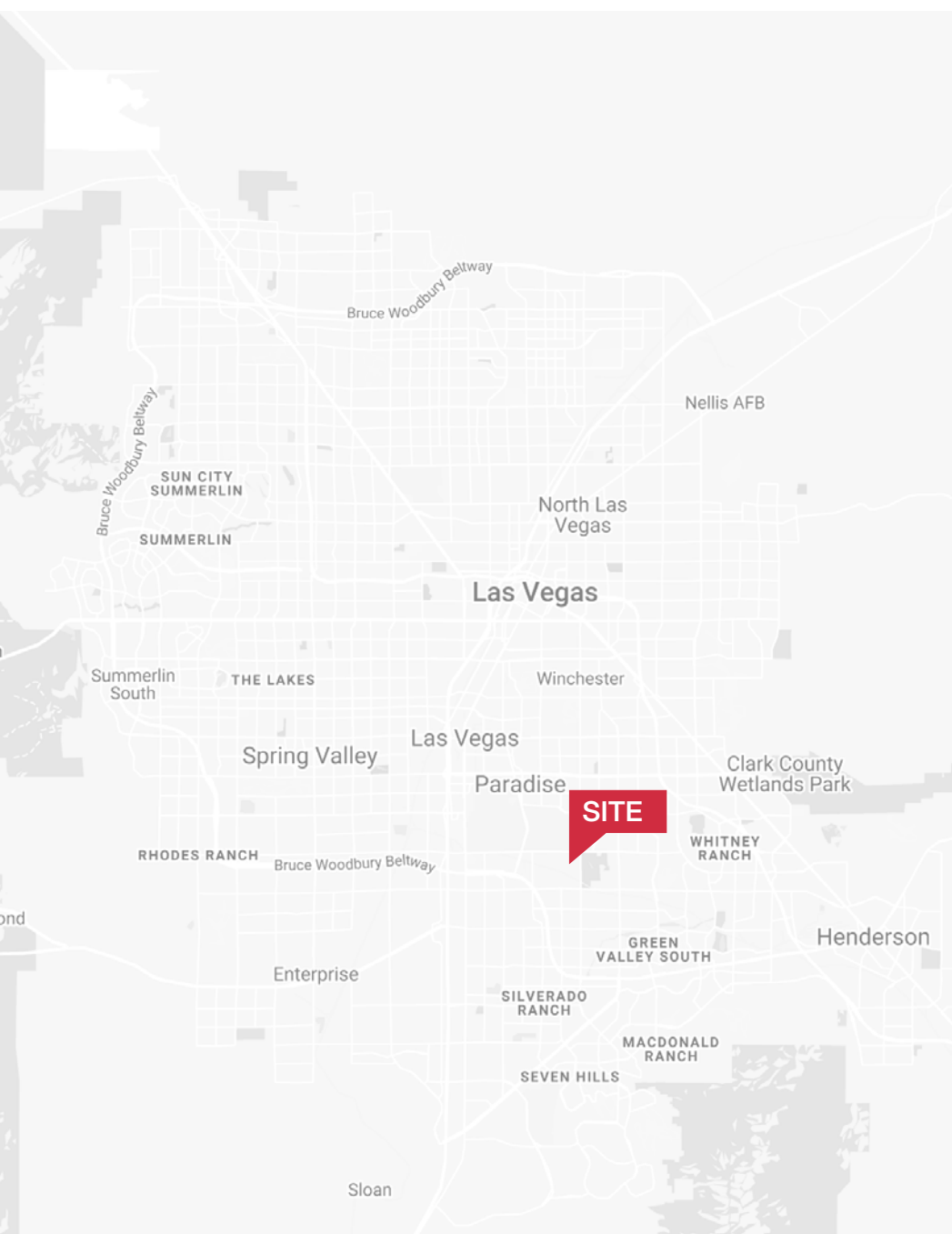
Sale Price **\$3,000,000**

Price PSF **\$285.80**

Area Map



Area Map







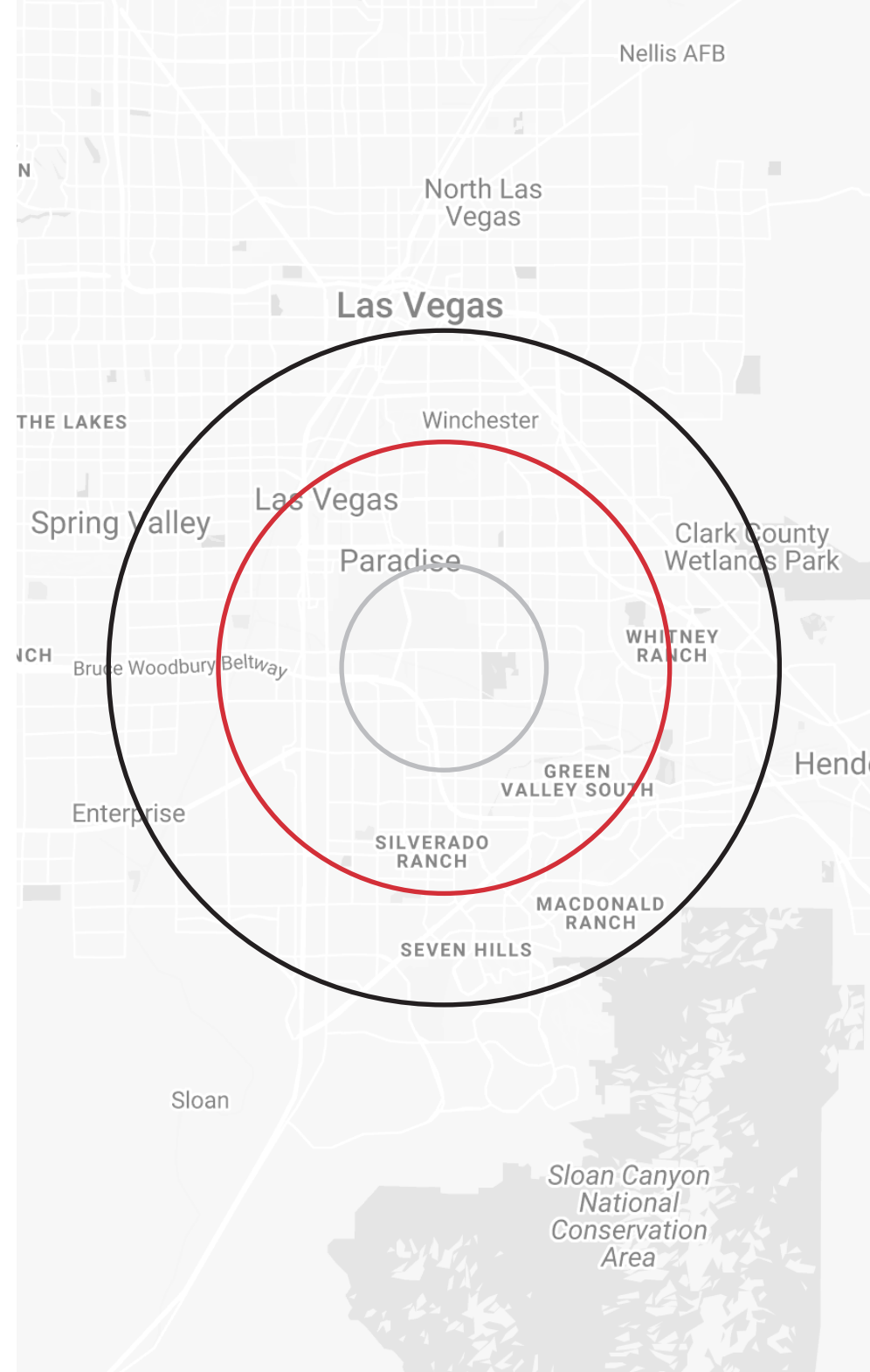


Demographics

POPULATION	1-mile	3-mile	5-mile
2021 Population	8,555	126,597	395,829
HOUSEHOLDS	1-mile	3-mile	5-mile
2021 Households	3,670	50,901	160,526
INCOME	1-mile	3-mile	5-mile
2021 Average HH Income	\$78,252	\$84,339	\$80,122

Traffic Counts

STREET	CPD
S Eastern Ave / E Maule Ave	35,000
E Sunset Rd / S Surrey St	42,000
E Warm Springs Rd / Burnham Ave	26,000





Distance to Major Cities

Salt Lake City, Utah	420 miles
Reno, Nevada	438 miles
Los Angeles, California	270 miles
San Diego, California	332 miles
Denver, Colorado	748 miles
Phoenix, Arizona	305 miles

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel and NAI Vegas are known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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**VIEW MARKET STATISTICS
FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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