

FOR SALE

724 S. 9TH STREET

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Las Vegas, NV 89101

PRESENTED BY:

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

SVN The Equity Group is pleased to offer an extraordinary investment or owner/user opportunity to purchase a single-story office building located in Downtown Las Vegas. This property is within walking distance to Clark County District, Las Vegas Municipal Courthouse and the Federal Courthouse. The property is currently occupied by a professional firm willing to stay or relocate. Their lease expires on 10/31/2023, please do not disturb tenant.

OFFERING SUMMARY

SALE PRICE:	\$599,000
LOT SIZE:	0.15 Acres
BUILDING SIZE:	1,821 SF

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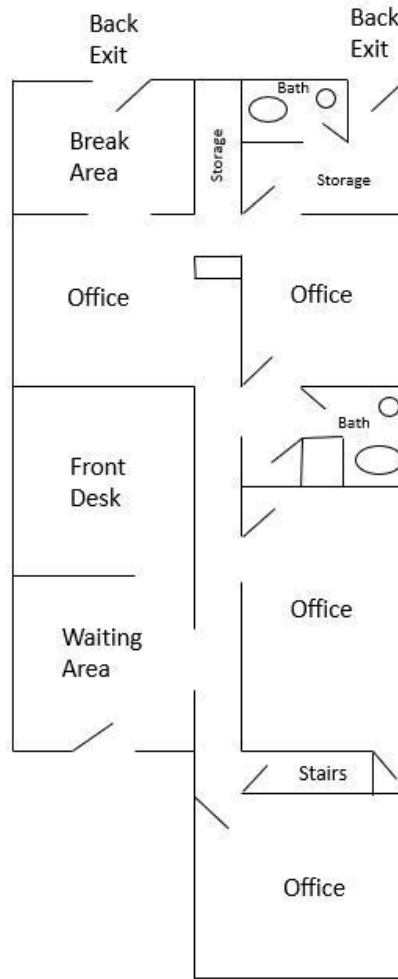
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PROPERTY HIGHLIGHTS

- 4 Private offices
- 1 Conference room
- 2 Bathrooms
- Reception area & break room
- Executive cabinetry
- Private driveway with back alley exit
- Covered parking w/misters
- Powered outdoor storage shed 10' x 20'
- Ideal for a Professional Owner/User
- Easy access off of Charleston Blvd
- Walking distance to all Downtown Las Vegas courthouses

FLOOR PLAN

Floor Plan



Subterrain Floor Plan



(Not To Scale)

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DEMOGRAPHICS



POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	20,265	73,782	174,865
AVERAGE AGE	39.4	35.7	34.4
AVERAGE AGE (MALE)	39.9	35.8	34.4
AVERAGE AGE (FEMALE)	39.1	35.4	34.6

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	8,239	28,524	66,241
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$37,135	\$43,248	\$44,618

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