FOR SALE > OFFICE/WAREHOUSE BUILDING

CECILE BUSINESS PARK PHASE II

4858 CECILE AVENUE, LAS VEGAS, NV 89115



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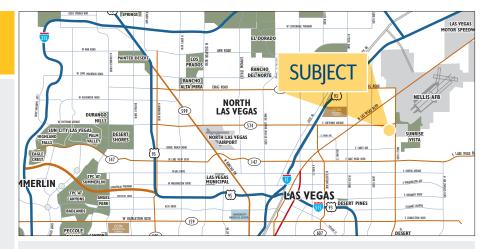
Sales Price: \$460,000.00

PROPERTY FEATURES

- > ±4,127 Total SF
- > Situated on ±0.27 acres
- > ±1,400 SF Two-Story Office
- > One (1) Restroom
- > Two (2) 12'x14' Grade Level Loading Doors
- > Two (2) Evaporative Cooling Units in the Warehouse
- > ±3,000 SF Fenced Yard Area
- > Concrete Block Construction
- > ±20' Clear Height
- > 200 Amps of 3 Phase Power 120/208 Volts
- > Zoned M-1
- > Property Tax \$1,823.61 2017
- > Tenant in place, BAT Rentals DO NOT DISTURB THE TENANT
- > Estimated Association Due(s) \$230 Every Quarter
- > Lease Expires 4/30/2019

Call Agent for additional details

HRIAN A. RIFFEL ♥ SIOR +1 702 836 3773 brian.riffel@colliers.com **TYLER JONES** +1 702 836 3754 tyler.jones@colliers.com



LOCATION DETAILS

- > Clark County Jurisdiction
- Located Just Minutes From the I-15 Interchange and Cheyenne Avenue
- > Located Adjacent to Nellis Meadow Park
- > Directions: From I-15 and Cheyenne Avenue head East, cross Lamb Boulevard, Right onto Marion, left onto Cecile and the project will be on your left side

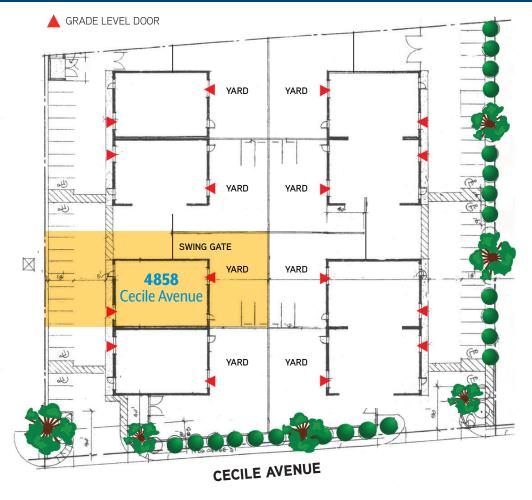
3960 Howard Hughes Parkway, Suite 150 Las Vegas, NV 89169 T +1 702 735 5700 www.colliers.com/lasvegas

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents

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