

FOR SALE > OFFICE/WAREHOUSE BUILDING

# CECILE BUSINESS PARK PHASE II

4858 CECILE AVENUE, LAS VEGAS, NV 89115





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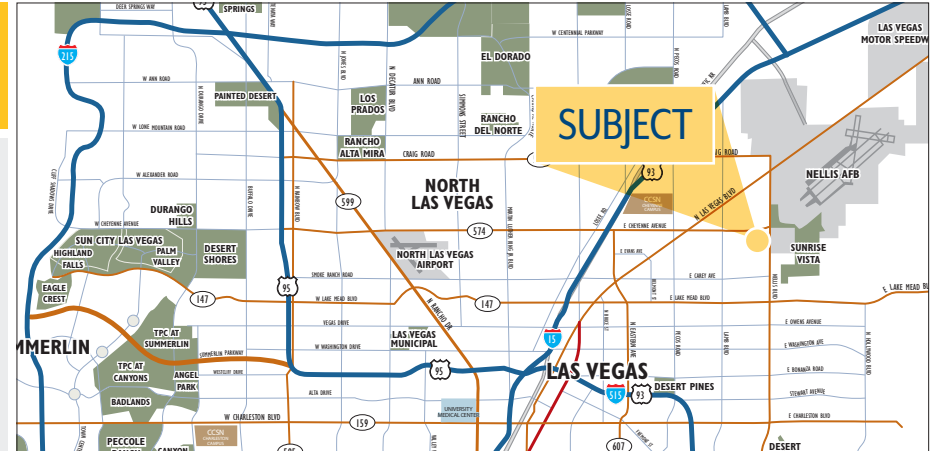


## Sales Price: \$460,000.<sup>00</sup>

### 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



### 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

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