

# FOR SALE

## 718 S 8TH ST OFFICE

718 S 8th St Las Vegas, NV 89101

**SALE PRICE     \$895,000**



**COLDWELL BANKER  
COMMERCIAL  
PREMIER**



**COLDWELL BANKER  
PREMIER REALTY**

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### PROPERTY DESCRIPTION

Strong location within Downtown Las Vegas. The office has more parking spaces than is typical for Downtown, with twelve spaces in the front and three in the back (4:1000 sq.ft.). Presently occupied by an owner-user and several month-to-month tenants. A buyer has the opportunity to fully occupy the space or continue to work with existing month-to-month tenants.

The building has 11 private offices and one large room that could be divided into two additional offices. This building also contains a private conference room, a reception and waiting area and a kitchen.

### OFFERING SUMMARY

Sale Price:	\$895,000 (\$242/sq.ft.)
Lot Size:	0.25 Acres
Building Size:	3,705 SF
Zoning:	P-R
APN:	139-34-810-034

### DEMOGRAPHICS

	1 MILE	10 MILES	30 MILES
Total Households	9,530	618,091	889,287
Total Population	18,350	1,507,496	2,182,599
Average HH Income	\$40,947	\$63,362	\$74,481



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## PROPERTY DETAILS

- Situated in the growing Downtown area
- Strong location for legal, accounting or other professional uses
- Well parked for Downtown with 15 total spaces (4:1000 sq.ft.)
- 11 private offices plus 1 large room across the rear/ can be divided up into 2 offices
- All electric building
- Private conference room
- Kitchen area



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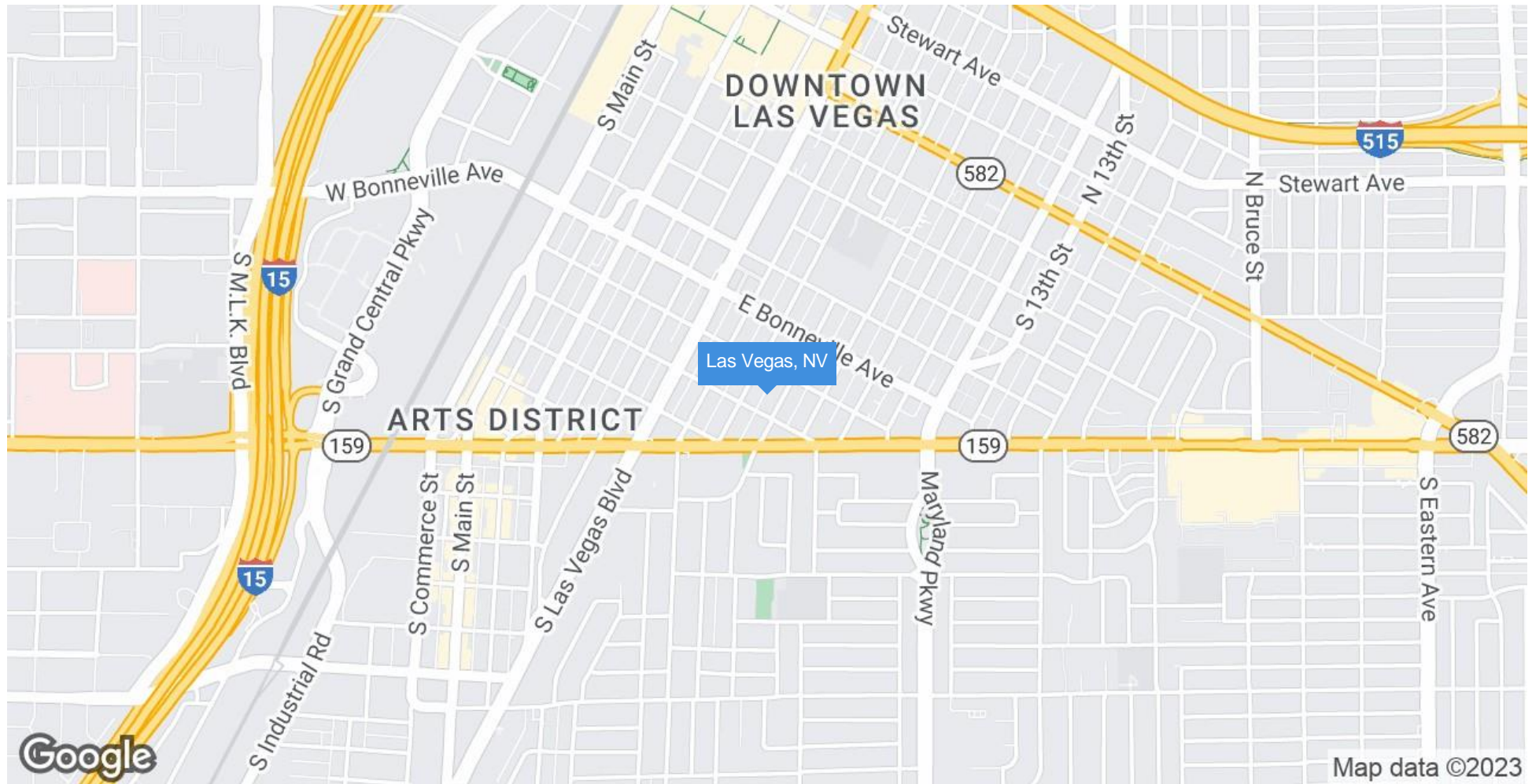




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3 minute drive or 13 minute walk to the Las Vegas Justice Court

2 minute drive or 8 minute walk to the US District Court



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Google

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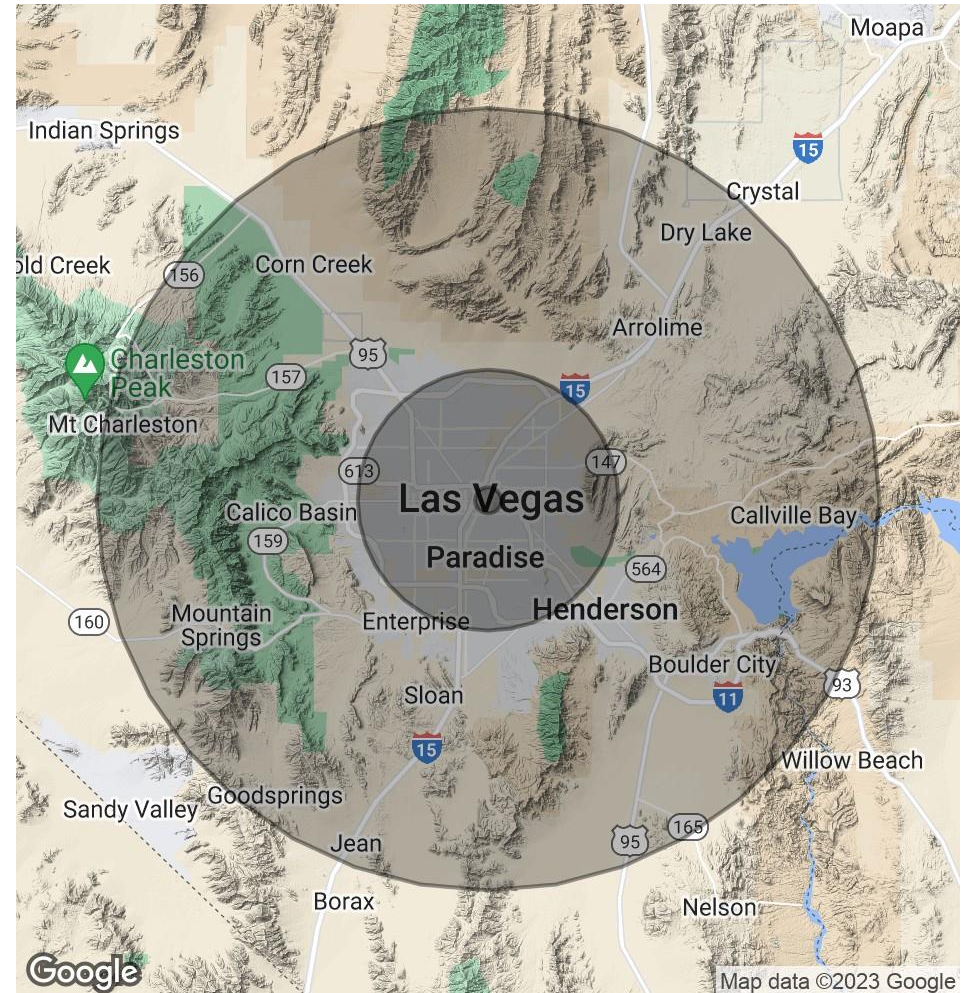
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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	18,350	1,507,496	2,182,599
Average Age	41.4	37.4	38.1
Average Age (Male)	42.3	36.5	37.3
Average Age (Female)	38.6	38.1	38.7

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	9,530	618,091	889,287
# of Persons per HH	1.9	2.4	2.5
Average HH Income	\$40,947	\$63,362	\$74,481
Average House Value	\$165,907	\$233,798	\$274,472

\* Demographic data derived from 2020 ACS - US Census



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