

# FOR SALE



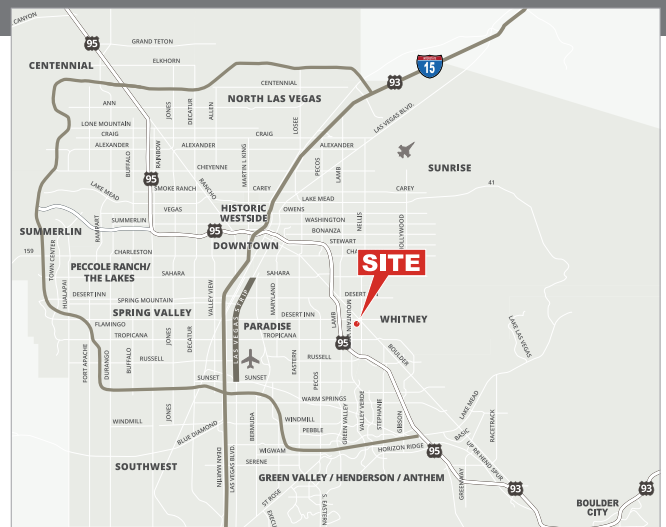
**4693 E Flamingo Road**  
Las Vegas, NV 89121

ASKING PRICE **\$299,000**

Virtus Commercial is pleased to present For Sale an absolutely stunning CRT freestanding +/-1,693 sf office on busy East Flamingo Road located just east of the 95 freeway. Just one block west of Boulder Highway with great visibility on Flamingo Road. Close to Walmart Superstore, Big Lots, Sam's Town and D.R. Horton development. Excellent built out. **WILL NOT LAST!!!**

## PROPERTY HIGHLIGHTS

- +/- 1,693 SF Freestanding Office FOR SALE!
- Live / Work!
- Fronting busy Flamingo Road just east of the 95 freeway
- 5 Executive offices, reception, waiting area, conference room
- Full Kitchen
- One (1) Private Executive Bath and One (1) ADA Bathroom
- 10+ Parking available
- Zoned CRT
- Pylon signage and great visibility



## CONTACT

**MATT FEUSTEL** | o: 702.787.0123 x414 | matt@virtusco.com

1333 N Buffalo Dr, Ste 120 Las Vegas, NV 89128 | 702.787.0123 ph | 702.463.0123 fax

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commercial

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

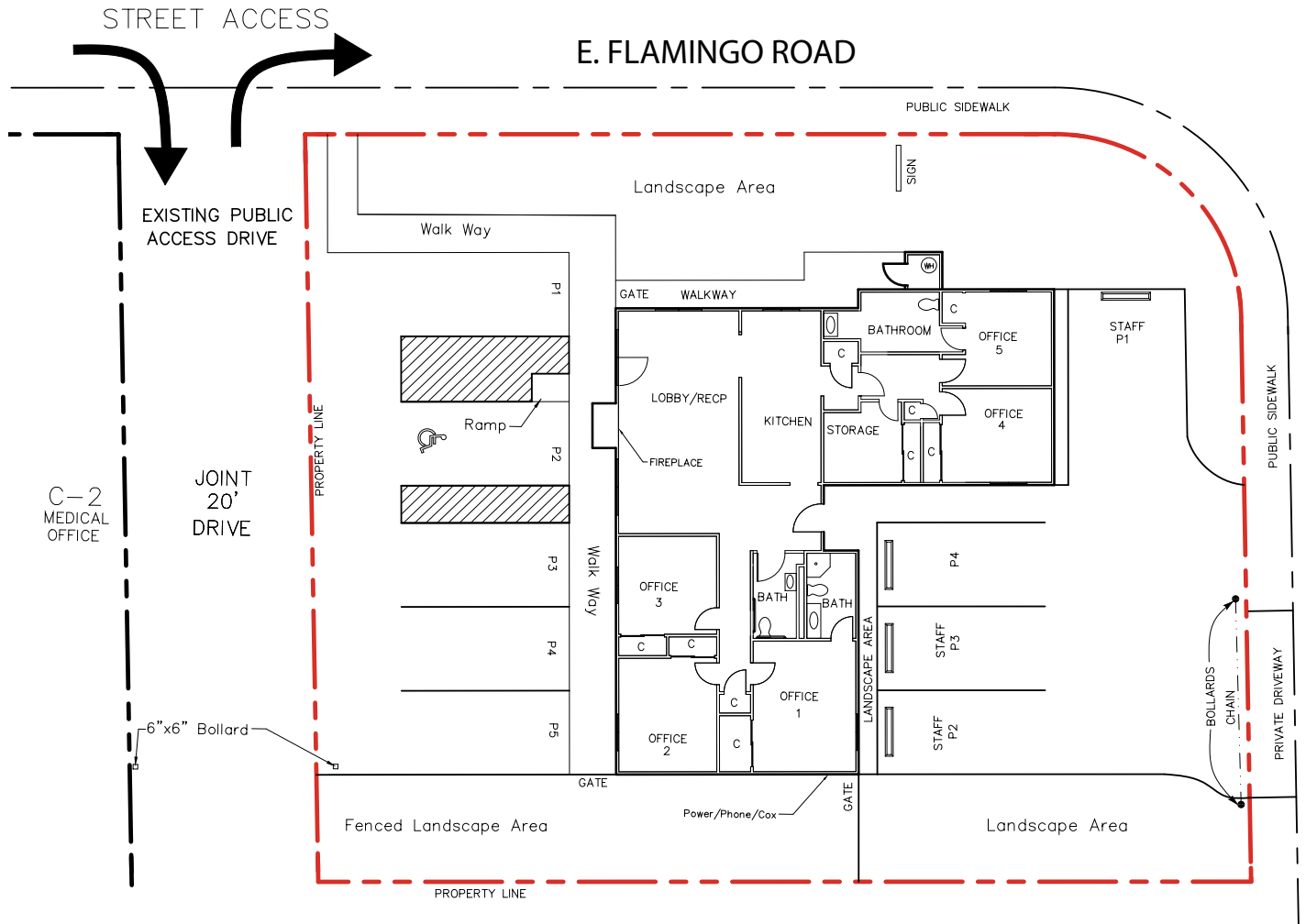
www.virtusco.com

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## SITE PLAN OVERVIEW



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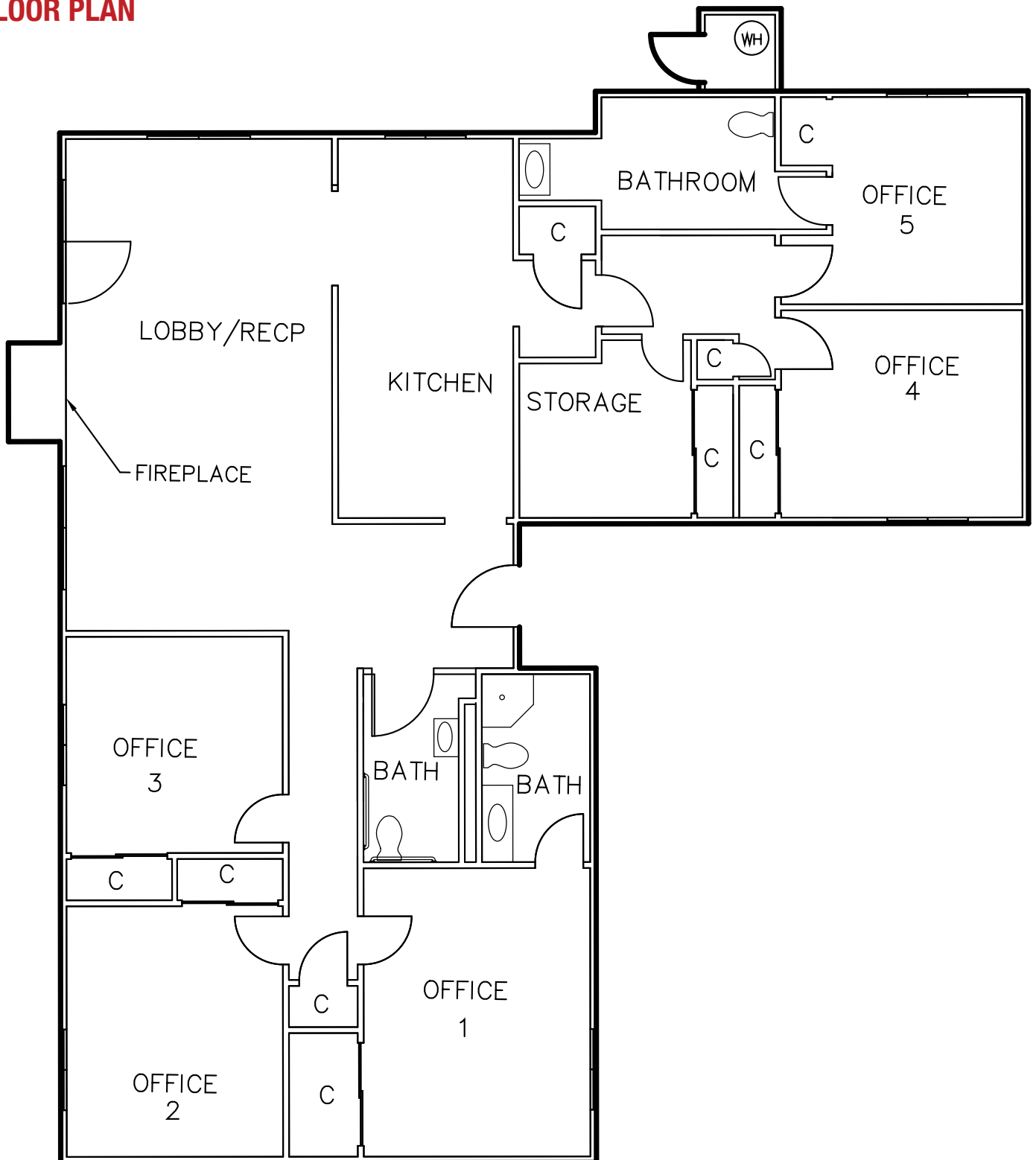
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## FLOOR PLAN



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## PROPERTY PHOTOS



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