

Net Leased Investment For Sale!

Corporate Lease

Current Term Expires Next Year on **September 30th**

\$81,780 Annual Income for \$1,090,000.00 7.5% CAP Rate Now

Four 5-year Options

10/1/2026 5-year Option at \$89,958.00

10/1/2031 5-year Option at \$98,954.04

10/1/2036 5-year Option at \$108,849.00

10/1/2041 5-year Option at \$119,743.08

Below Replacement Cost



4655 E Charleston
Las Vegas, NV 89104

Wes Drown, CCIM

REMAX COMMERCIAL

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Stand Alone Net Leased Investment

Las Vegas, NV 89104

8000 SF



PARCEL	161-05-510-298
Acres	.73
Rear Street Access	YES
Frontage	174'
CC Zoning	CG
Year Built	2005
Monument	YES
Traffic Count	38900 ADT
Parking	40

38900 Average Cars Per Day

Image Landsat / Copernicus

74 ft



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Commercial Expert

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