

FOR SALE

N. Eastern Ave
& E. Bonanza Rd



1,867 SF Office + Large Secured Yard

713 N Eastern Ave, Las Vegas NV 89101

STAN LOPEZ

REALTOR

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DEVON SANSONE

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 **SANSONE**
INVESTMENTS

Real Estate • Development • Management

6623 S Las Vegas Blvd Suite F-340

Las Vegas, NV 89119

702.321.1927 | www.sansoneinvestments.com

PROPERTY FEATURES

TOTAL SF	1,867 SF
CLEAR HEIGHT	12'
YEAR BUILT	1956
YEAR RENOVATED	2017 Newly Painted 2023
PARKING	10
LOT SIZE	0.17/AC (7,405 SF)
ZONING	P-R
APN	139-26-811-073

SALE PRICE

\$560,000

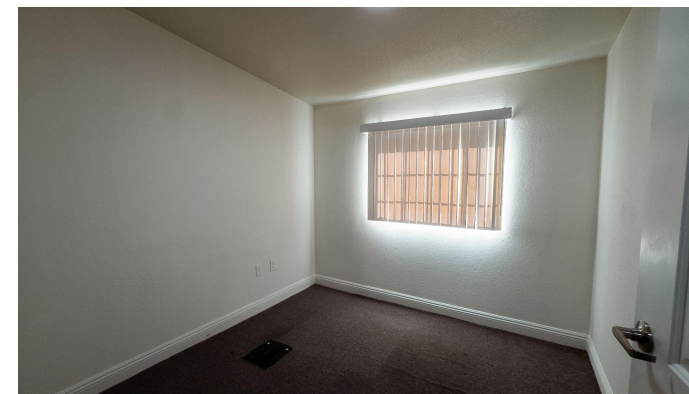


PROPERTY HIGHLIGHTS

- Prime visibility along N Eastern Ave — strong signage opportunity
- Single-story office, ideal for owner-user
- Flexible layout: multiple private offices + open work areas
- Convenient access to Downtown Las Vegas, The Strip, I-15, and US-95
- Ample parking for clients & staff

IDEAL USERS

- Law Firms | Real Estate & Mortgage Companies | Insurance & Financial Services | Therapy & Counseling | Creative Agencies | Boutique Medical/Dental (with tenant improvements)









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