



3840 W ANN RD, #101B

NORTH LAS VEGAS, NV 89031

PRIME OFFICE CONDOMINIUM IN THRIVING LOCATION

This ± 2,564 SF office condominium is ideally situated in the Ann Professional Plaza at the highly visible corner of Ann Road and Allen Lane. Surrounded by a diverse mix of service-oriented businesses and high neighborhood density, this suite is perfectly positioned for an owner-user seeking a well-connected, community-focused professional space.

Owner-User Opportunity: Ideal for owner-occupiers, with ground-floor walk-in access and ample parking for employees and customers.

Location Advantages:

- **Strategic Road Access:** Quick access to major highways, just 2.8 miles from the CC215 and approximately 3 miles from I-11.
- **Proximity to Essential Services:** Only a 10-minute drive to Centennial Hills Hospital and Mountain View Hospitals ensures easy access to medical services. North Las Vegas Airport, only 3.3 miles away, makes this location ideal for businesses with frequent travel needs.
- **Nearby Emergency Services:** A fire station is conveniently located right at the corner of Ann Road and Allen Lane, adding a layer of safety and accessibility.

Community and Development Highlights:

- **NLV Gateway Project:** This \$205 million initiative is revitalizing downtown North Las Vegas with healthcare offices, retail spaces, and dining, creating a vibrant hub for residents and visitors.
- **Hylo Park:** A nearby 73-acre mixed-use project offering a walkable community with grocery stores, retail, and sports facilities, designed to enhance quality of life in North Las Vegas.
- **Job Growth and Economic Expansion:** North Las Vegas has added over 63,000 jobs in industries like e-commerce and manufacturing, making the area increasingly attractive for businesses and residents.

FOR SALE

PRICE
\$850,000

BUILDING SIZE (GLA)
±2,564 SF

STORIES
1

PROPERTY TYPE
OFFICE, MISC
COMMERCIAL SERVICES

ZONING
C-2, NORTH LAS VEGAS

YEAR BUILT
2006

APN
124-30-813-037

SALE TYPE
OWNER-USER

PARKING
ABUNDANT COMMON
AREA SURFACE PARKING
PLUS 2 RESERVED
COVERED SPACES

PROPERTY SUMMARY

Purchase Price	\$850,000
Price Per Square Foot	\$331.51
Total Gross Leasable Space	±2,564 SF
Land	0.0588 AC
Tenancy	Vacant
Offering Type	Owner-user with Investment potential
Parcel	124-30-813-037
Number of Structures	1
Stories	1
Construction	2006 - Wood frame structure with stucco finishes.
HVAC	All areas feature central HVAC systems with forced air furnaces.
Roof System	Flat roof membrane system
Fire, Life, & Safety	North Las Vegas Police Department and City of North Las Vegas Fire Department both provide quick response times.
Utilities & Service	All utilities are readily available to the site in adequate quality and quantity to service the highest and best use of the property.



FLOOR PLAN



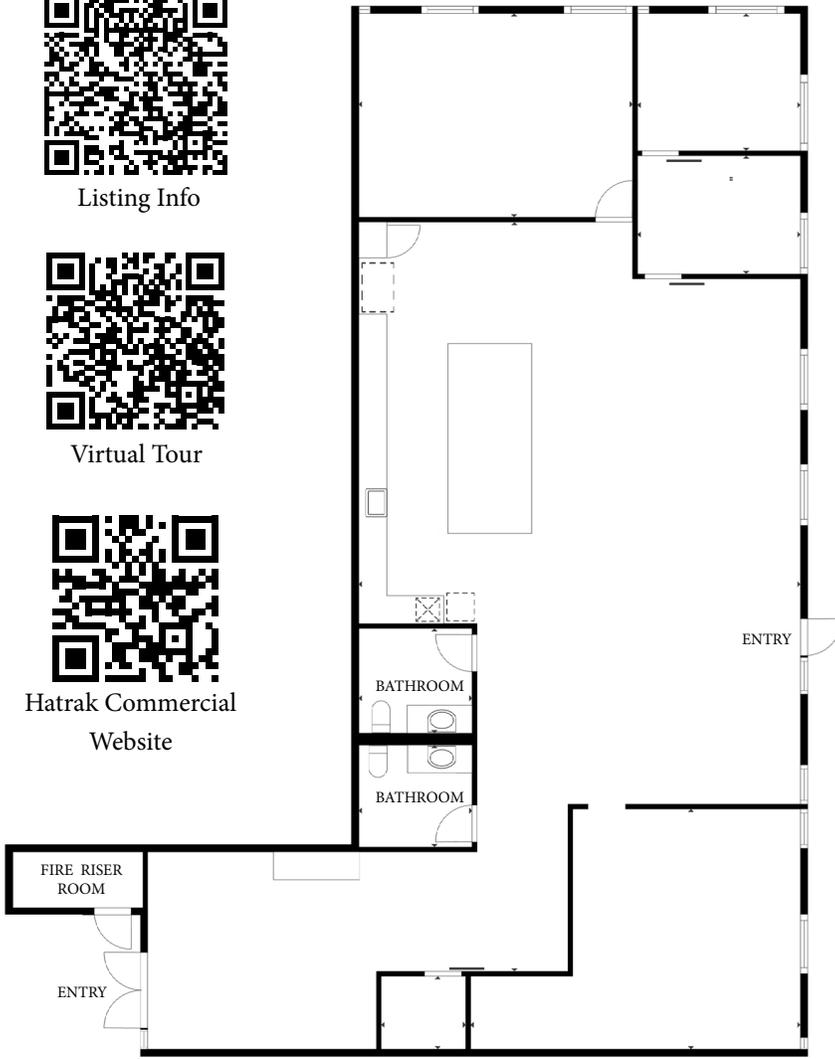
Listing Info



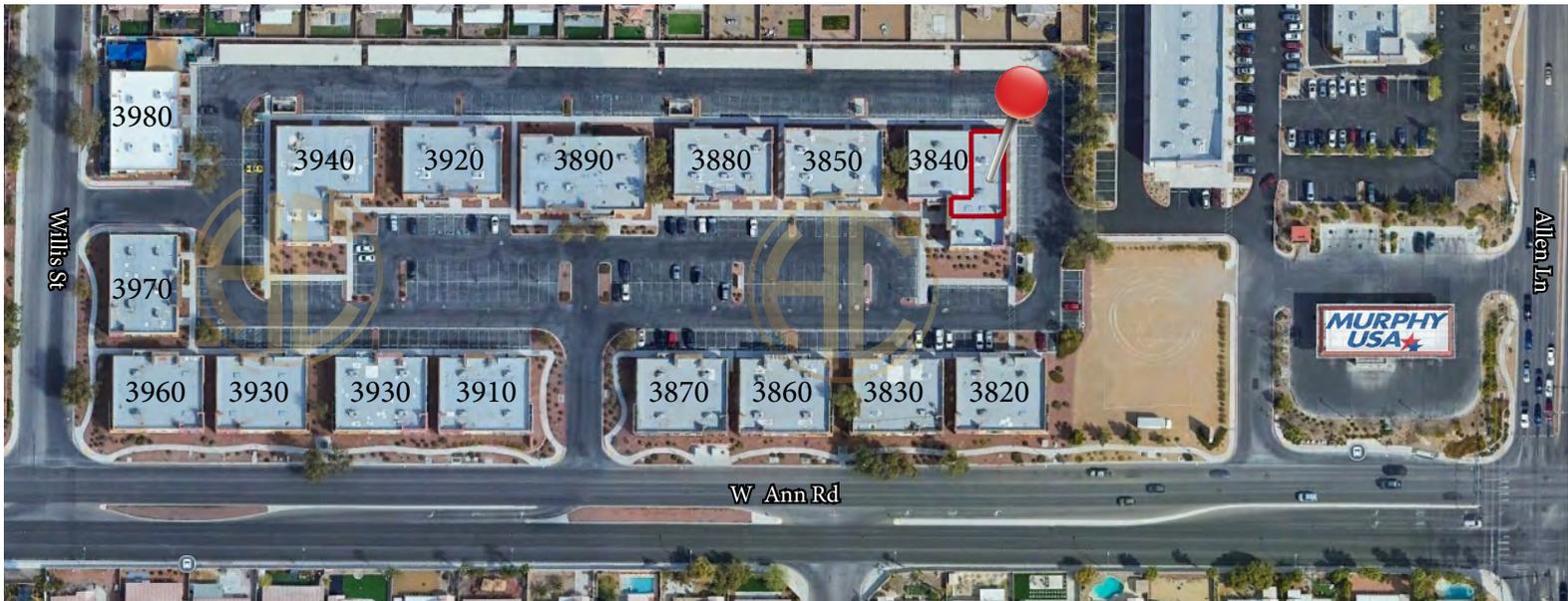
Virtual Tour



Hatrak Commercial Website



SITE PLAN



Ann Professional Plaza Tenants: 3910 - Allure Dental, 3930 - Women's Health Associates of Southern Nevada, 3960 - Affordable Dental, 3970 - DiMuro Pain Mangement, 3980 - Bring'em Young Academy Daycare, 3940 - Bring'em Young Academy Music Arts, 3920 - H.O.P.E Counseling Services, 3890 - Tough Love Counseling Services, 3880 - VALUE Pharmacy, 3850 - Project Mind, 3840 - BYRD InsuranceSimly Wisdom Teeth, 3820 the Neck and Back Clinics, 3830 - Nevada Foot, 3860 - JATEKO Family Medical Group, 3870 - Kelly Hawkins Physical Therapy, Smile Reef.



For more information, contact:

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Hatrak Commercial

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