

INDUSTRIAL BUILDING / Gibson Business Park



APN # 178-15-710-021
1172 Wigwam Parkway
Henderson, NV 89074

Price: \$ 1,191,120
Gross Sq. Ft.: 6,064
Price Per Sq. Ft.: \$ 196.42
Rentable Sq. Ft.: 6,064
Year Built: 2004
Site Size / Acres: 0.34
Showroom / Office: 42%
Warehouse Area: 58%

IG - General Industrial Zoning
City of Henderson

Wet-pipe sprinkler system

24' Wall Height, 20' Interior
(warehouse)
(2nd Floor Build-out possible)

2 partitioned, drive-in warehouse
areas with overhead doors

Designed for 2 units, but build-out
is currently for 1 user



Glenn J. Rigdon, Broker
70 E. Horizon Ridge Pkwy. #100
Henderson, NV 89002
(702) 568-6699
(702) 568-9699 FAX
(702) 807-8866 CELL
grigdon@cox.net



Sale Offering

EXCLUSIVELY LISTED BY HORIZON VILLAGE REALTY & APPRAISAL

1172 Wigwam Parkway

Description:

This quality concrete tilt-up building is located in the sought after City of Henderson area about 1/2 mile from the I-215 (Las Vegas Beltway) & Gibson Road Interchange. This property is close to US-95 Highway, the Valley Auto Mall, Sunset Station, the Galleria Mall, Downtown Henderson and the Basic Management Industrial Complex. It is also located just south of a UPRR switching yard. McCarran International Airport and the world famous Las Vegas Strip are close by.

Features:

The large showroom / office build-out area has; 2 bathrooms, 7 partitioned rooms including 3 offices, a sound-proofed conference room, a parts room, tinted / security glass windows, ceramic tile flooring and a high-speed Internet (T-1) connection serves the building. The current owner-occupant will vacate the building prior to close of escrow.

Thirteen (13) open parking spaces are available at the front of the building providing 2.15 spaces per 1,000 square feet of gross building area.

Rear access is provided via a common alley. The Gibson Business Park provides common area maintenance and water. The building is best suited to an auto service related use.

Exceptionally priced at \$ 1,191,120 or \$ 196.42 per sq. foot.



The information provided herein was taken from sources deemed reliable. No guarantee of accuracy or warranty is expressed or implied. The reported age and square footage of the improvements are approximate. Buyers must verify all information presented and bear the risk of inaccuracy.



Income:

Gross Potential Rent:	\$ 90,960
(\$ 1.25 per Sq. Ft. / Mo.)	
Effective Gross Rent:	\$ 90,960
Total Expenses:	\$ 9,352
Net Operating Income:	\$ 81,608
Typical Cap Rate:	6.50%

Expenses:

Real Estate Tax:	\$ 5,692
Association Fees / CAM:	\$ 3,660
TOTAL Expenses:	\$ 9,352
Per Sq. Ft. / Mo.	\$ 0.13