



FOR SALE
± 1,300 SF

**FIRST GENERATION OWNER USER
MEDICAL / OFFICE CONDOMINIUM**

3830
W Ann Rd.
110

N Las Vegas, NV 89031

OFIR BARASHY
(702) 325-9673
ofir@barashy.com
License # BS.146149

Property Snapshot



\$450,000

Asking Price



\$346.15

Price / SF



± 1,300 SF

Available SF



3830 W Ann Rd delivers a modern medical / office condo in a thriving area, ready for your customized vision.

Property Highlights

- Prime Location
 - Located in Ann Professional Plaza off I-215 & I-15
- Turnkey Suite
 - Move-in ready; new flooring and paint
- Established Medical Hub
 - Multiple medical tenants; enjoy cross referrals
- Original Ownership
 - Meticulously maintained and well kept

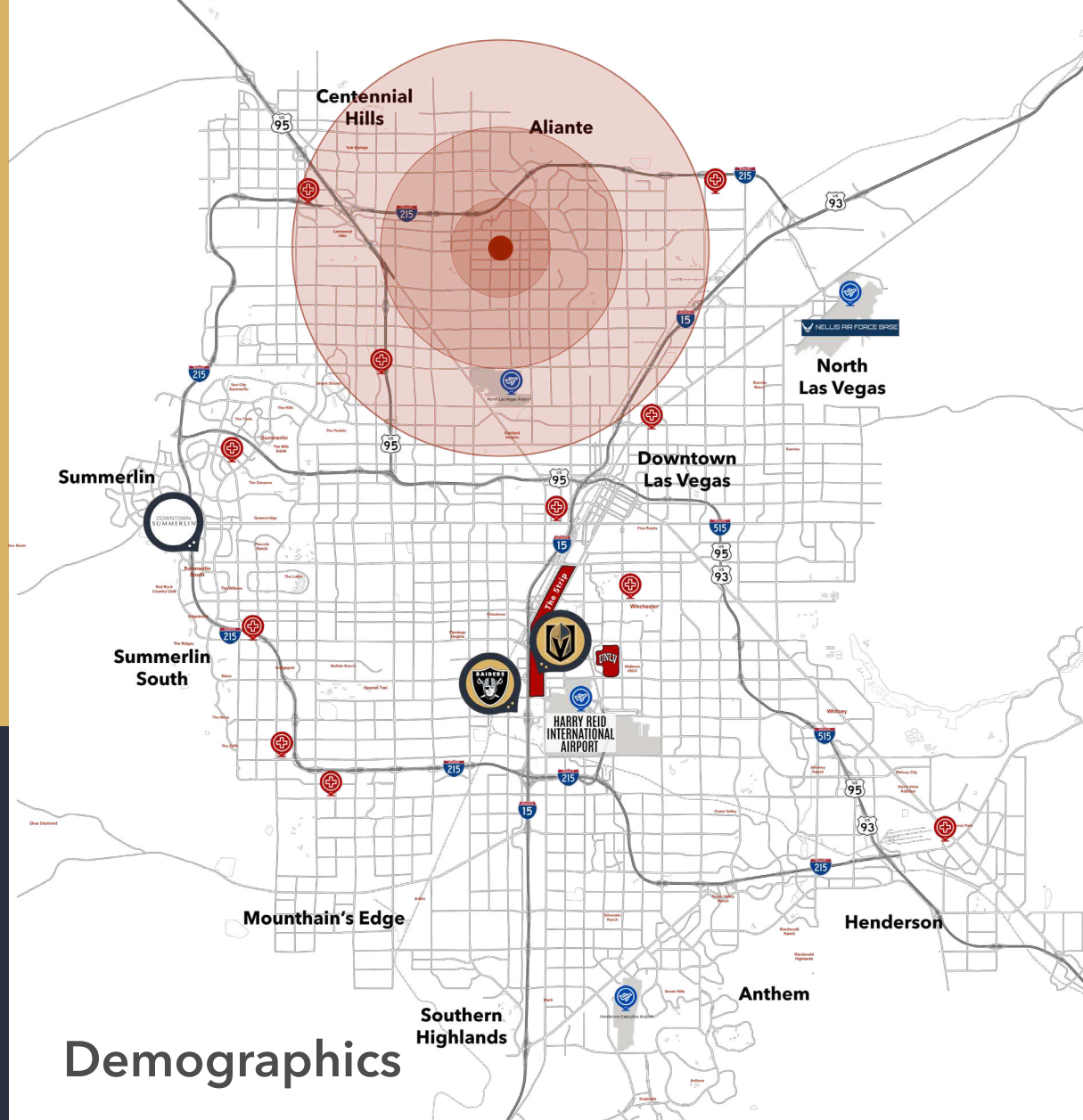
 **BARASHY GROUP**

The information herein was obtained from sources deemed reliable; however Barashy Group makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



Vicinity Map

3830 W Ann Rd, Suite 110 is a first-generation (original ownership) medical / office condo located in the Ann Professional Plaza, a professionally managed medical and office complex in North Las Vegas. This ±1,300 SF turnkey suite is ideal for professionals seeking a well-maintained, ready-to-use space with minimal upfront costs. The property benefits from an established medical infrastructure, proximity to key amenities, and easy access to major roadways, making it a highly desirable location for owner-users.



Within 5 Miles



Aliante Casino / Spa



Costco Wholesale



Shadow Ridge High School



Craig Ranch Regional Park



Mountain View Hospital



North Las Vegas Airport

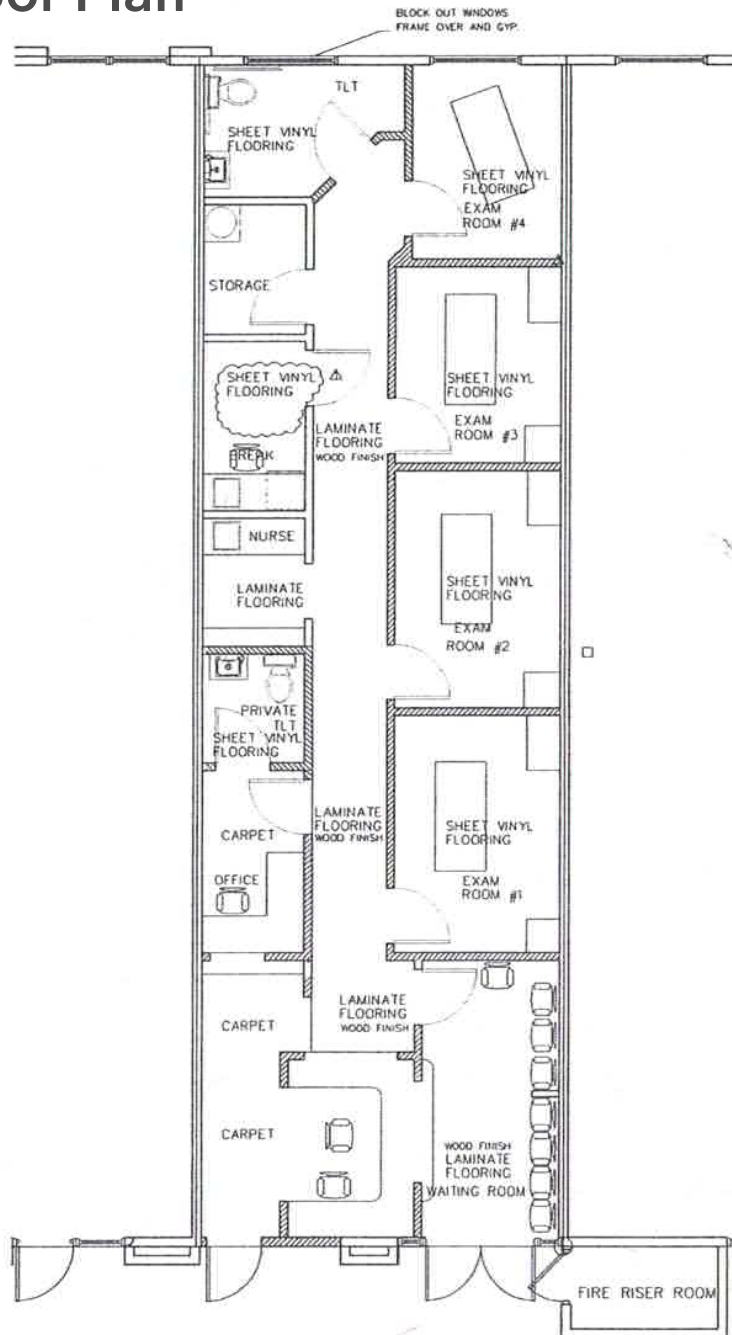
Demographics

Population	1-mile	3-mile	5-mile
2022 Population	24,800	170,192	360,897
Income	1-mile	3-mile	5-mile
2022 Average Household Income	\$97,415	\$98,726	\$94,848
Households	1-mile	3-mile	5-mile
2022 Total Households	7,960	56,932	123,212

Retail Map



Floor Plan



Owned by the original owner since its construction in 2006, this $\pm 1,300$ SF medical / office condo is located within Ann Professional Plaza, a well-maintained medical and office complex. The suite has recently undergone updates, including new flooring and paint, making it move-in ready for your professional practice. With the attention to detail you'd expect from an original owner, the space is in excellent condition and ready for immediate use.

Advantages

- ✓ **Medical Synergy:** Ann Professional Plaza is home to multiple medical tenants, fostering a collaborative healthcare environment that drives patient traffic and potential referrals.
- ✓ **Patient Convenience:** Patients benefit from the convenience of accessing various healthcare services in one location, increasing the foot traffic and visibility of your practice.
- ✓ **Ample Parking:** The plaza provides ample on-site parking, ensuring patients have convenient access to your office, a crucial factor for any medical practice.
- ✓ **Low-Maintenance Ownership:** The HOA covers exterior maintenance, allowing you to focus on patient care and business growth without the burden of operational responsibilities.
- ✓ **Signage Opportunities:** The HOA permits signage applications, offering visibility to both plaza visitors and passing traffic, subject to approval.

Ann Professional Plaza Tenants



- Allure Dental
- Smile Reef Pediatric Dentistry
- WHASN
- Affordable Dental
- DiMuro Pain Management
- Bring'em Young Academy
- HOPE Counseling Services

- Barron & Pruitt, LLP
- Simply Wisdom Teeth
- Byrd Insurance
- The Neck and Back Clinics
- Farmers Insurance
- Jateko Family Medical Group
- Grace Point Church

Sample Financing

LOAN SCENARIO September 2024

Purchase Price	\$450,000
Construction Costs	\$0
Total Project Costs	\$450,000

PROPERTY

3830 W Ann #110
North Las Vegas, NV

NICK GRAY

First Vice President, Capital Markets
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Cell: (310) 502-6134
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FINANCING TERMS

Financing Example	Amount	Rate	Fixed Term - Amortization	Monthly Pymt
Bank 1st Mortgage (10 Year Fixed)	\$225,000	6.00%	10 Years - 25 Year Amortization	\$1,442
CDC 2nd Mortgage	\$180,000	5.76%	25 Years - 25 Year Amortization	\$1,128
TOTAL FINANCED	\$405,000			\$2,571

OUT OF POCKET EXPENSES

3rd Parties	\$7,500
SBA Fee (Estimate)	\$6,075
MMCC Cost	\$4,050
TOTAL	\$17,625

** SBA Costs can be rolled into the loan



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Contact Nick Grey

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Marcus & Millichap
Capital Corporation

Accelerate Depreciation with Cost Segregation

What is Cost Segregation?

Cost Segregation is an application by which commercial property owners can accelerate depreciation and reduce the amount of taxes owed. This savings generates substantial cash flow that owners often use to reinvest in the business, purchase more property, apply to their principal payment or spend on themselves.

How Does it Work?

In cost segregation, an analysis is conducted to identify and reclassify portions of a commercial real estate property that can be depreciated over a shorter period, typically 5, 7, or 15 years, rather than the standard 27.5 or 39 years.

This process allows property owners to increase their upfront depreciation deductions, reducing their taxable income and thus their taxes, improving cash flow in the early years of property ownership.

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3830 W Anne Rd

Savings Overview - Conservative Estimate

Building Cost	\$ 450,000		
Date Acquired:	December 2024		
Tax Year:	2024	2025	2029
Current Method			
Accumulated Depreciation Reported 39 year straight line method	\$ 482	\$ 12,020	\$ 58,172
Alternative Method			
Cost Segregation Study Accumulated Depreciation			
60% Bonus	\$ 32,400	\$ 32,400	\$ 32,400
5 yr.	\$ 4,320	\$ 11,232	\$ 21,600
7 yr.	\$ -	\$ -	\$ -
15 yr.	\$ -	\$ -	\$ -
39 yr.	\$ 424	\$ 10,577	\$ 51,191
Total	\$ 37,144	\$ 54,209	\$ 105,191
Results for Tax Year (Conservative):			
Increased Accumulated Depreciation Expense	\$ 36,662	\$ 42,190	\$ 47,019
Tax Rate (Estimated)	37.0%	37.0%	37.0%
Estimated Accumulated Tax Savings Benefit	\$ 13,565	\$ 15,610	\$ 17,397

[View Full Property Evaluation](#)

Contact Stacy Sherman
National Account Executive

(216) 272-3961

stacy@costsegregationservices.com

 **CSSI**[®]
Cost Segregation Services Incorporated

Why Las Vegas?



One of the Fastest Growing US Cities

2000 Population: 1,375,765 | 2022 Population: 2,322,985

No State Income Tax

HOSPITALITY

- **Gaming Revenue:** \$15.5 billion in 2023, continuing three years of record-breaking revenue growth.
- **Visits:** 40.8 million visitors and 83.5% hotel occupancy.
- **Construction:** *The Sphere*, *Fontainebleau*, and *Resorts World* all opened in the last three years.

SPORTS

- **Golden Knights:** joined the NHL in 2017, at the 20,000 seat **T-Mobile Arena**. *We won the Stanley Cup* in 2023!
- **Raiders:** moved to **Allegiant Stadium** in 2020, seating >70,000 people and *hosted Super Bowl LVIII* in 2024.
- **Oakland A's:** launching Las Vegas into the MLB in 2028!

OUTDOORS

Las Vegas is a short distance from epic natural wonders:

- **Red Rock Canyon:** majestic hiking just 20 minutes away.
- **Mt. Charleston:** grab a cabin and go skiing/snowboarding in **Lee Canyon**, just 40 minutes away.
- **Grand Canyon:** a day trip! Kayak the **Colorado River**.



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BERKSHIRE
HATHAWAY
HOMESERVICES

NEVADA
PROPERTIES