



Al Barbagallo, Senior Vice President
Serving My Clients Since 1989
6018 S. Durango Dr. Ste. 110
Las Vegas, Nv. 89113
al.barbagallo@svn.com

4636 South Wynn Road
Las Vegas, Nv. 89103

- Retail/Office/Industrial Stand-Alone Structure
- \$6,500,000/OWC
- APN: 162-19-702-010
- Building Size: 12,240 sq.ft.
- Parking: 9.68/1,000 sq.ft. or 126 Spaces
- Occupancy Status: 100% Vacant
- Lot Size: 1.13 Acres or 49,223 sq. ft.
- Current Zoning: IL
- Year Built: 2007
- Ownership: Fee Simple
- Land Use: General Commercial, Restaurants & Cocktail Lounges
- Conforming Uses: Business Employment (BE) CP Office, Industrial Light, Retail, Public Facilities
- Jurisdiction: Clark County, Winchester Paradise
- Demographics: 59,000 within 3 mile radius
- Property Tax: \$28,216 for 2026.

Location Highlight: 1.5 miles West of the New A's Baseball Stadium, Excalibur Hotel/Casino, MGM Grand Hotel/Casino and New York New York Hotel/Casino. Also 1.25 miles West of the T-Mobile Arena, home to the Las Vegas Knights. Easy freeway access, which is 1.2 miles to the I-15 Freeway Ramps.

Description: Beautiful 2 story structure formally used as a nightclub with 2 bars, security cameras, commercial grade freezer, refrigerators, lockers for employees, advanced speaker system and kitchen sinks. This stand-alone structure has multiple uses such as Office, Retail & Nightclub. Excellent location for a Tavern/Sports Bar with Gaming. There were entertainment & liquor licenses and restaurant in place with the former tenant.