

EXCLUSIVE LISTING

4.56 +/- Acres Mixed-Use -Listed for \$6,900,000
S Las Vegas Blvd and Siddall Ave



- ❖ APN # 177-33-301-018
- ❖ 4.56 +/- Acres
- ❖ Unincorporated Clark County Enterprise District
- ❖ Zoned H-2 –General Highway Frontage to provide for a variety of residential, office and commercial uses. Planned Land Use is EM-Entertainment Mixed-Use
- ❖ 298' Frontage on Las Vegas Blvd
- ❖ 2025 Taxes \$15,505.29
- ❖ Water lines available in Las Vegas Blvd.
- ❖ Overhead power distribution line on east side.



Mark Anthony Rua
Brokers

Lic# 26655

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Office: 702-992-7534

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The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.

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Street View from S. Las Vegas Blvd.



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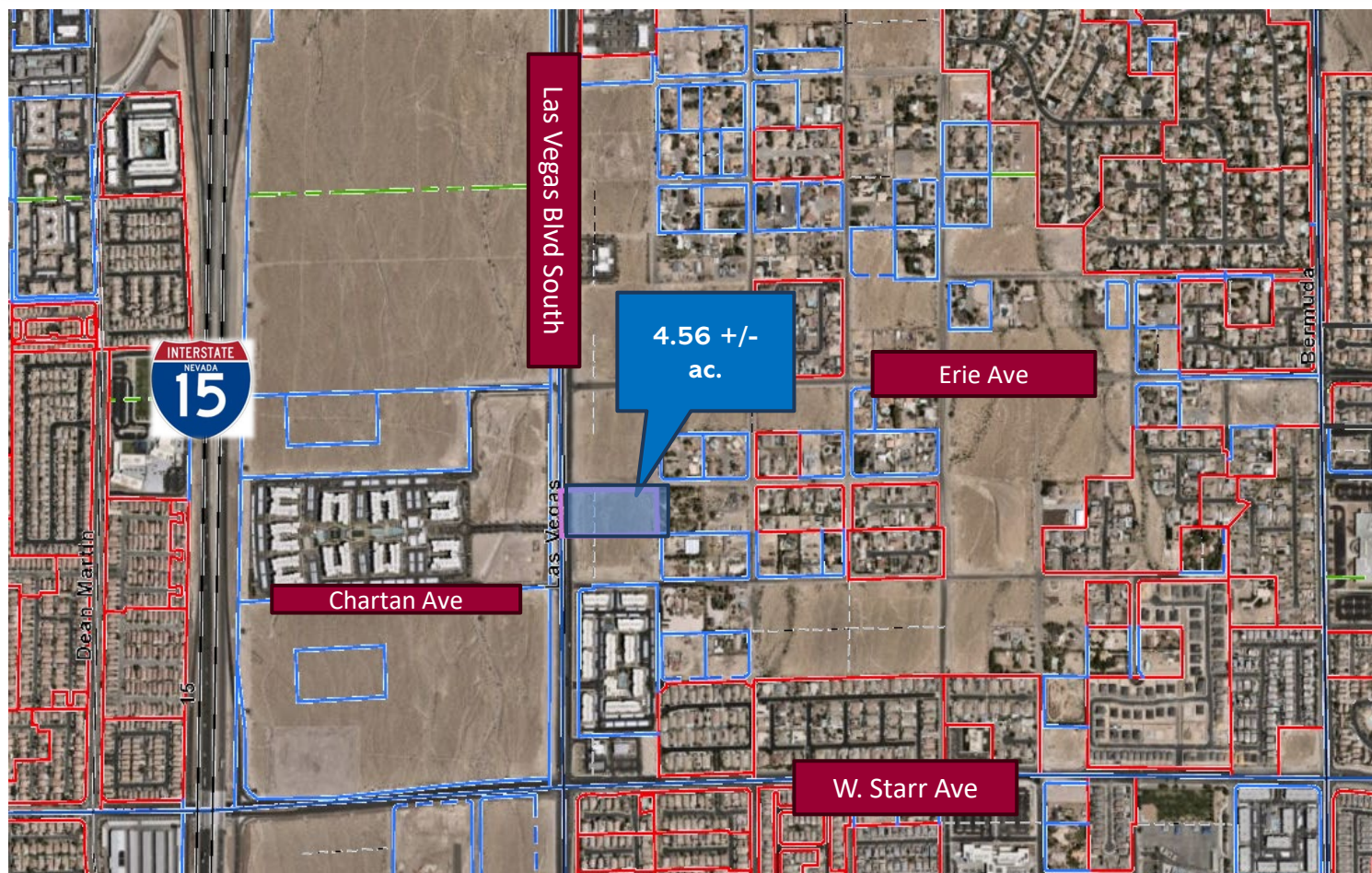
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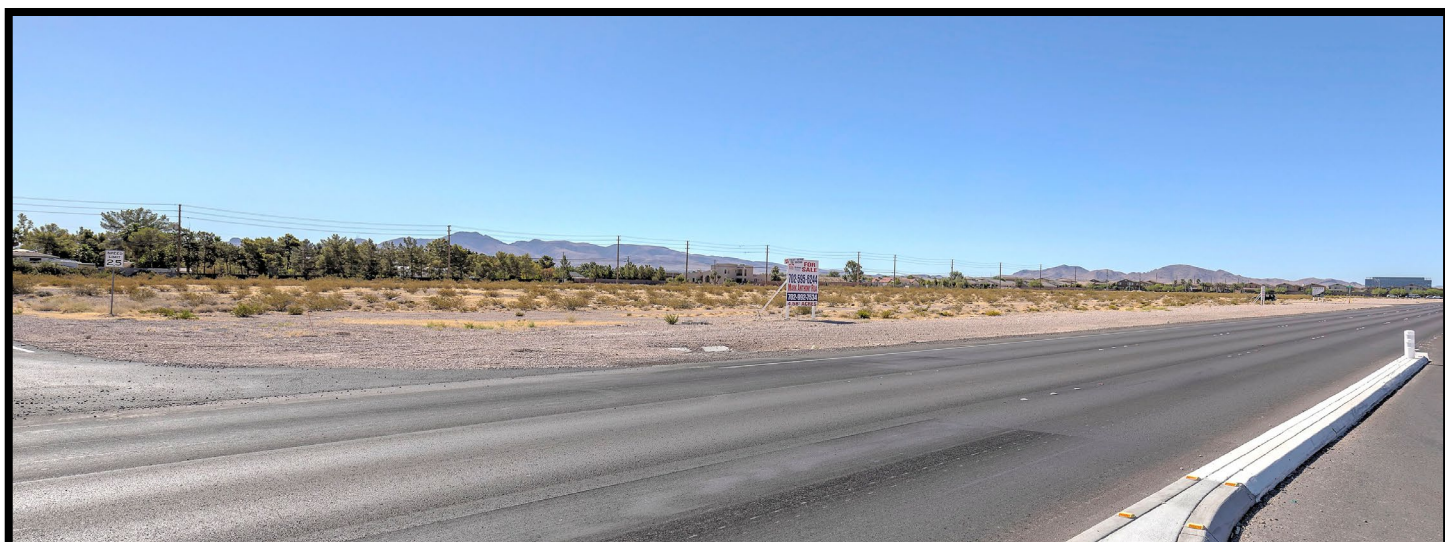
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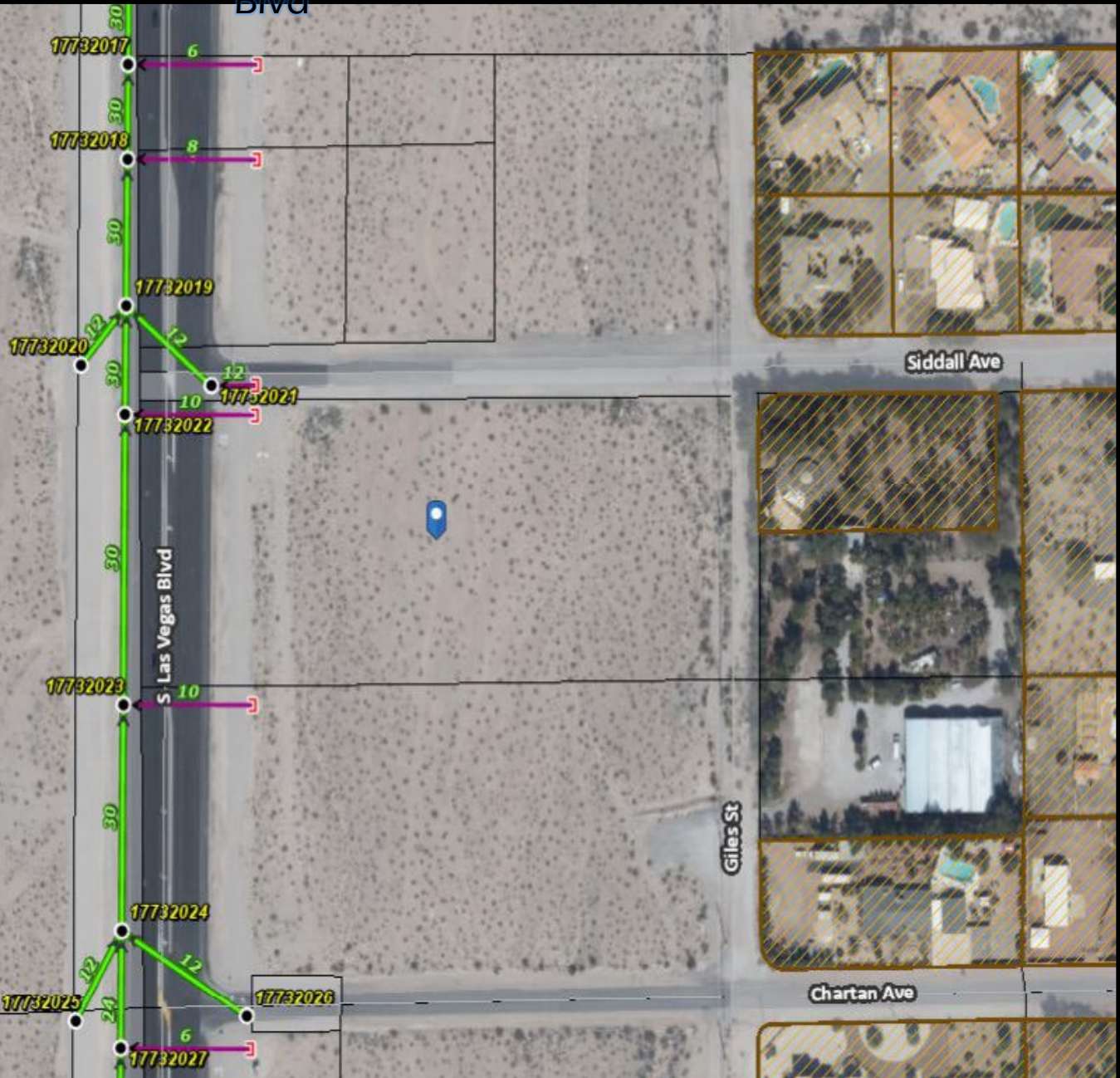
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Sewer Location Map- Parcels are subject to SIDS for sewer improvements in LV Blvd



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