

EXCLUSIVE LISTING!

Eight downtown Commercial Parcels- Approved Site Plan!

1200 S Las Vegas Blvd Las Vegas, NV 89104 Listed for \$9,625,000



- Total of Eight Parcels on 4th Street and 1200 S Las Vegas Blvd
- Zoned General Commercial
- Approved Site plan for 7-story 294,333 SF building, 262 multi-family units with parking garage, and retail and restaurant space.
- City of Las Vegas jurisdiction
- Close to downtown Arts District, casinos, Container Park, Neonopolis, Lloyd D. George Courthouse, Fremont Street Experience, and much more!
- Improved streets with lights, curbs, gutters, and nearby utilities
- Priced at approximately \$35,000 per door!



Mark Anthony Rua
Brokers

S.026655

Office: 702-992-7534
Cell: 702-595-6244

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com



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 The price, data, and other information are subject to change or the listing may be withdrawn without notice.

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- ❖ APN 162-03-112-017/ 1200 S Las Vegas Blvd
- ❖ 162-03-116-009/ 1200 S Las Vegas Blvd
 - ❖ 162-03-112-005/1155 S 4th St
 - ❖ 162-03-116-001/ 1201 S 4th
 - ❖ 162-03-116-002/ 1207 S 4th
- ❖ 162-03-116-003/ 1209 S 4th St
- ❖ 162-03-116-004/ 1215 S 4th St
- ❖ 162-03-116-005/ 1217 S 4th St



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The Gateway



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OVERLOOK SOUTH EAST DIRECTION



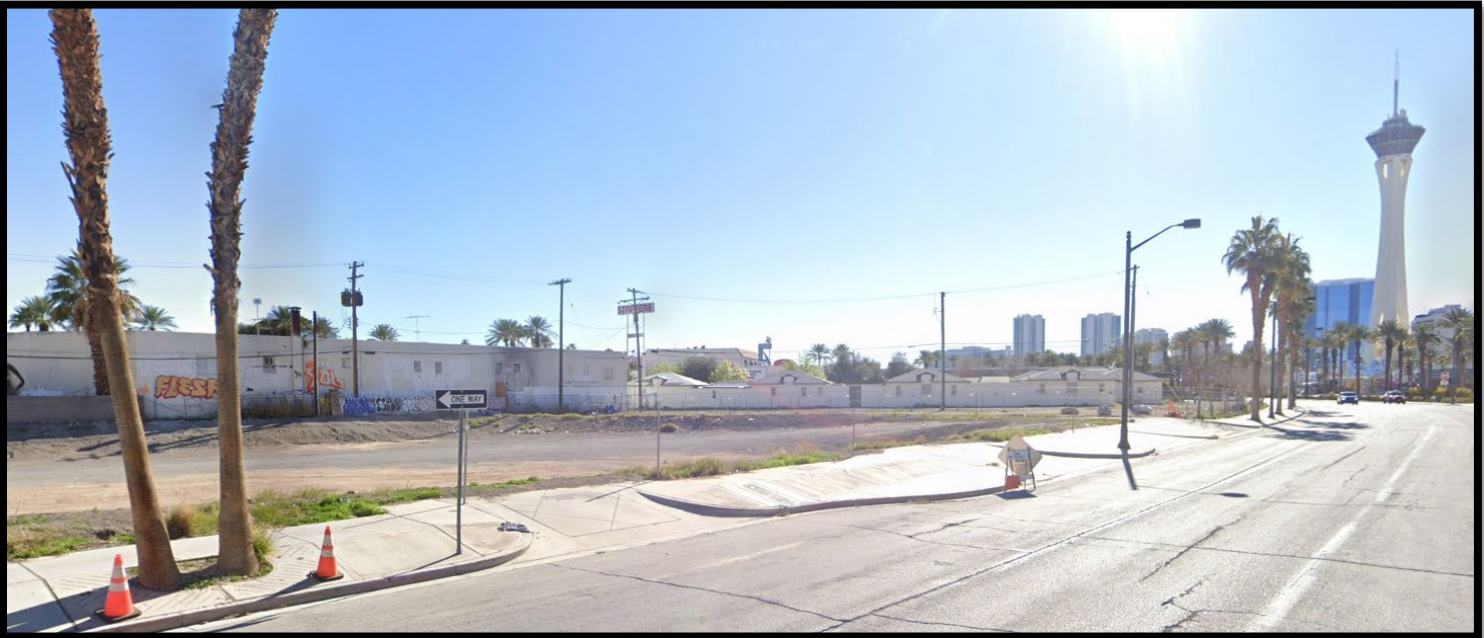
SOUTH LAS VEGAS STREET PERSPECTIVE



4TH STREET PERSPECTIVE VIEW



OVERLOOK NORTH WEST DIRECTION



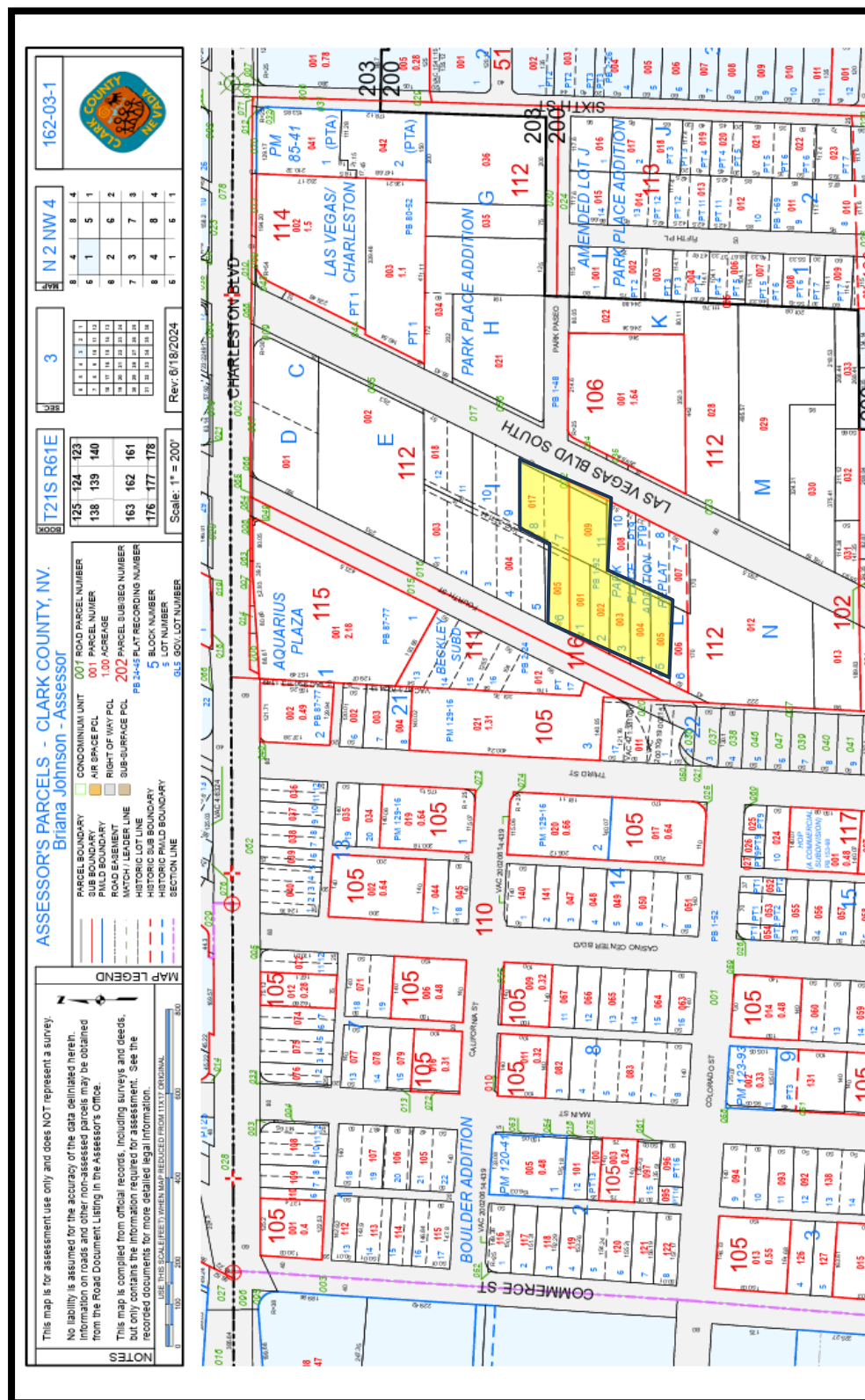
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Parcel Map

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