



**FOR
SALE
\$775,000**

Downtown Las Vegas Vacant Lot
719 South Casino Center Blvd, Las Vegas, NV 89101
0.16 acres, or 6,970 sq feet
Ideal commercial or residential development site



Benjamin J Super, (Owner/Broker)
Super Realty

3585 West Diablo Drive, Suite 1, Las Vegas, NV 89118

(702) 737-0390 cell: (702) 370-7271

bensuper@superrealty.net

Broker License: B.0034588.indv

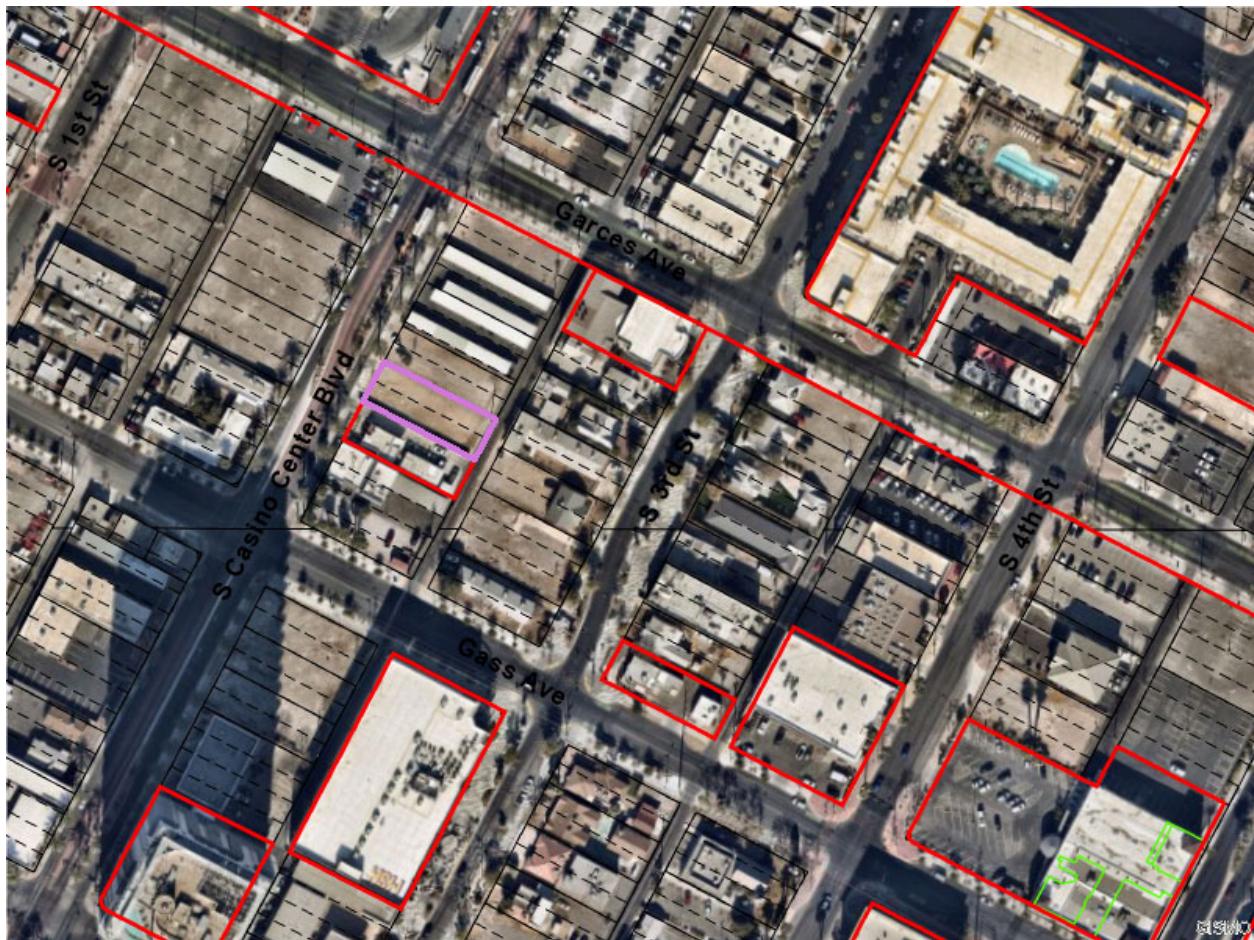
Property Manager License: PM.0134588.bkr





For Sale
719 South Casino Center Blvd, Las Vegas, NV 89101

Asking Price:	\$775,000 \$111 per square foot
Location:	Located along the east side of Casino Center Boulevard in Downtown Las Vegas, between Gass Avenue to the South and Garces Avenue to the North. https://maps.app.goo.gl/BbF7pAhcD2vebcu16
Assessor's Parcel:	139-34-310-039
Legal Description:	Lots 9 and 10 of Block 11 of the South Addition on Page 51 of Plat Book 1
Owner of Record:	McGill Kimberly LLC et al.
Property History:	According to public records, the current ownership acquired the subject parcel on February 9, 1999.
Total Site Area:	0.16 acres, or 6,970 square feet
Zoning:	Currently zoned High Density Residential (R-4) with a General Commercial District (C-2) Zoning Resolution of Intent filed on the Parcel.
Site Condition:	The site is relatively level and was previously developed with a small residence built in 1935. This structure was demolished in late 2015. Offsite improvements include sidewalks, curbs, gutters and streetlights in place along Casino Center Boulevard.
Flood Hazard Info:	The subject parcel is not located in a flood plain area according to the flood rate map for Clark County, Community Panel number 320003C 2170F, dated November 16, 2011. The property is located in Zone X which is classified as areas outside of 0.2% annual chance of flood. The Regional Flood Control District website also notes that the subject is not in a 100-year flood zone.
Soil Conditions:	The subject site has a high expansion level of 8% to 12% and is designated as a special geotechnical consideration area. No soil type map is available for this property.
Property Tax:	Current annual property taxes for 2026 are \$844.15
Broker Coop:	Super Realty is an Owner-Broker and has a financial interest in the parcel. 3% Broker cooperation encouraged



The MAPS and DATA are provided without warranty of any kind, expressed or implied.

Date Created: 06/16/2025

Property Information

Parcel: 13934310039
Owner Name(s): WALT HAROLD P
Site Address: 719 S CASINO CENTER BLVD
Jurisdiction: Las Vegas - 89101
Zoning Classification: High Density Residential (R-4)
Planned Landuse: Incorporated Clark County (INCORP)

Misc Information

Subdivision Name: SOUTH ADD
Lot Block: Lot:9 Block:11
Sale Date: Not Available
Sale Price: Not Available
Recorded Doc Number: 19990209 00002224
Flight Date: 2025-01-29

Construction Year:
T-R-S: 20-61-34
Census tract: 7900
Estimated Lot Size: 0.16

Elected Officials

Commission:	D - William McCurdy, II (D)	City Ward:	3 - Olivia Diaz
US Senate:	Jacky Rosen, Catherine Cortez-Masto	US Congress:	4 - Steven Horsford (D)
State Senate:	2 - Edgar Flores (D)	State Assembly:	11 - Cinthia Moore (D)
School District:	D - Brenda Zamora	University Regent:	1 - Carlos D. Fernandez
Board of Education:	4 - Tim Hughes	Minor Civil Division:	Las Vegas

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein.

Information on roads and other non-assessed data may be obtained

from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds,

but only contains the information required for a assessment. See the

recorded documents for more detailed legal information.

0	100	200	300	400	500	600	700	800	900	1000	1100	1200	1300	1400	1500
USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 1:17.7 ORIGINAL															

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

BOOK T20S R61E

SEC. 34

MAP N 2 SW 4

139-34-3

125	124	123	007	ROAD PARCEL NUMBER
138	139	140	001	PARCEL NUMBER
163	162	161	001	PARCEL NUMBER
176	177	178	001	PARCEL NUMBER
5	5	5	5	5
5	5	5	5	5
GL. GOV. LOT NUMBER				

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138	139	140	001	PARCEL NUMBER
163	162	161	001	PARCEL NUMBER
176	177	178	001	PARCEL NUMBER
5	5	5	5	5
5	5	5	5	5
GL. GOV. LOT NUMBER				

8	4	8	4
7	3	5	1
18	9	10	11
17	10	11	12
6	2	6	2
19	21	22	24
30	26	27	28
31	32	33	36
8	7	3	3
4	8	4	4

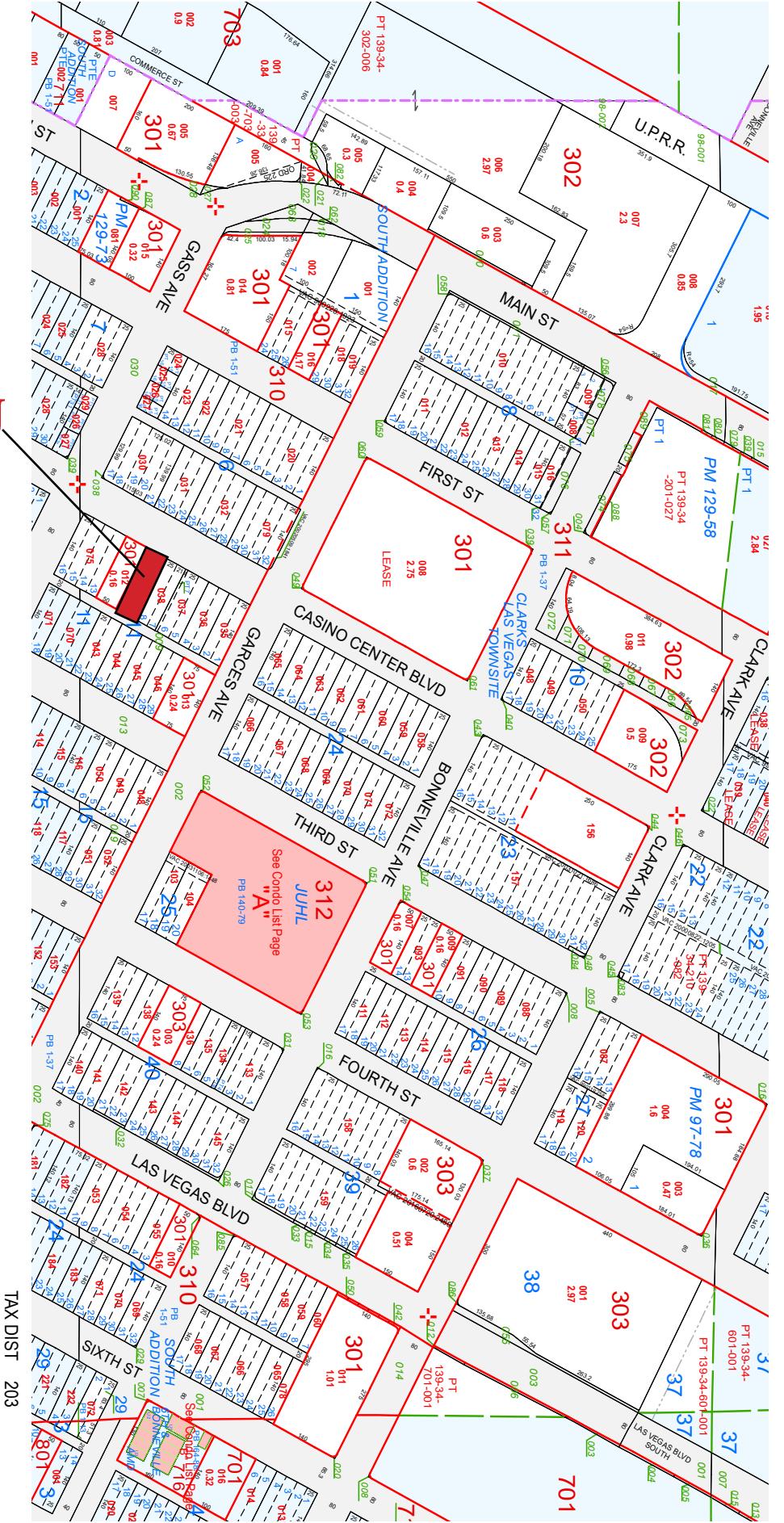


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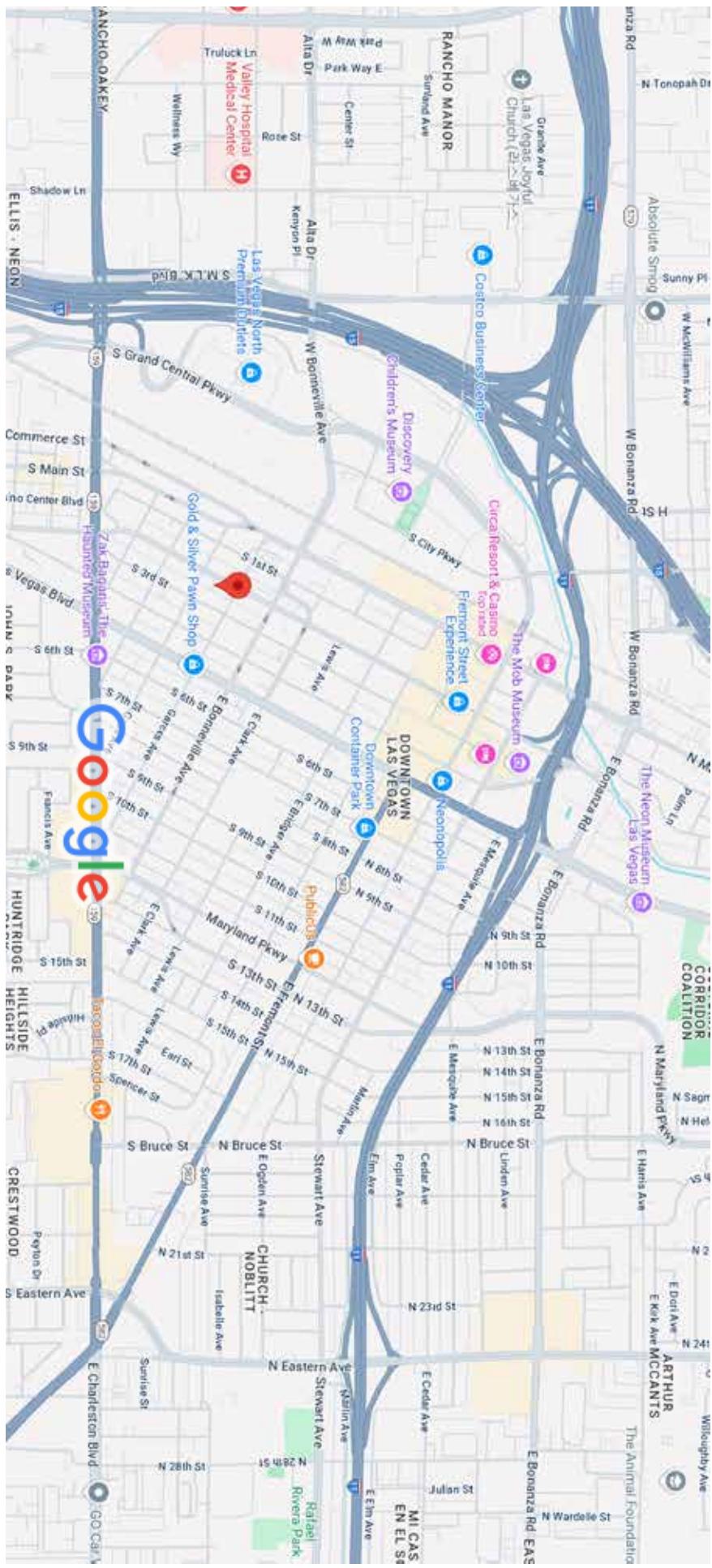
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6	2	6	2
19	21	22	24
30	26	27	28
31	32	33	36
8	7	3	3
4	8	4	4



SUBJ



Google Maps 719 S Casino Center Blvd



Map data ©2025 Google

1000 ft

