



**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

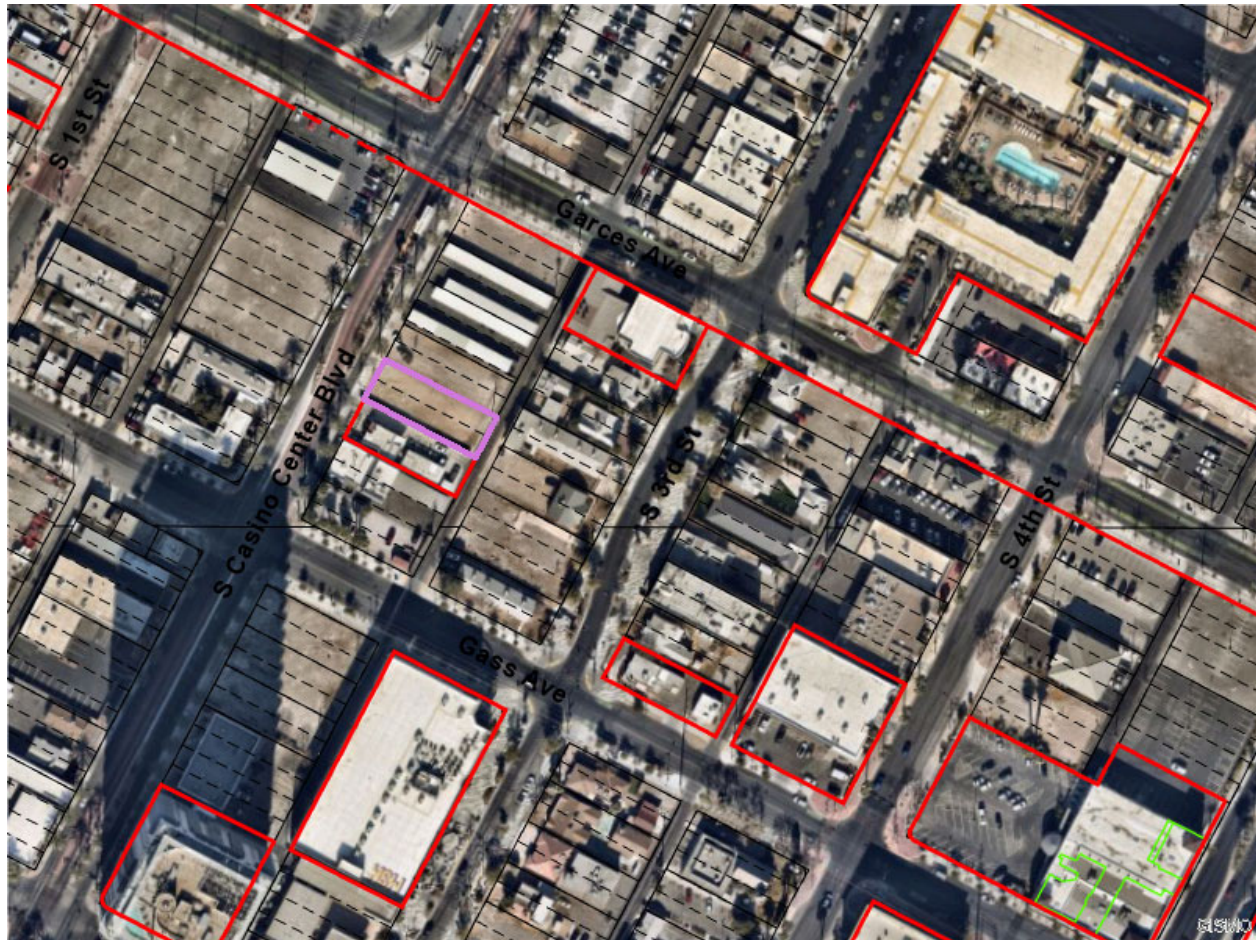




For Sale
719 South Casino Center Blvd, Las Vegas, NV 89101

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

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www.superrealty.net
We're with you every square foot!



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

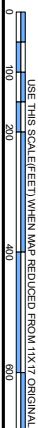
Commission: D - William McCurdy, II (D)
US Senate: Jacky Rosen, Catherine Cortez-Masto
State Senate: 2 - Edgar Flores (D)
School District: D - Brenda Zamora
Board of Education: 4 - Tim Hughes

City Ward: 3 - Olivia Diaz
US Congress: 4 - Steven Horsford (D)
State Assembly: 11 - Cinthia Moore (D)
University Regent: 1 - Carlos D. Fernandez
Minor Civil Division: Las Vegas

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

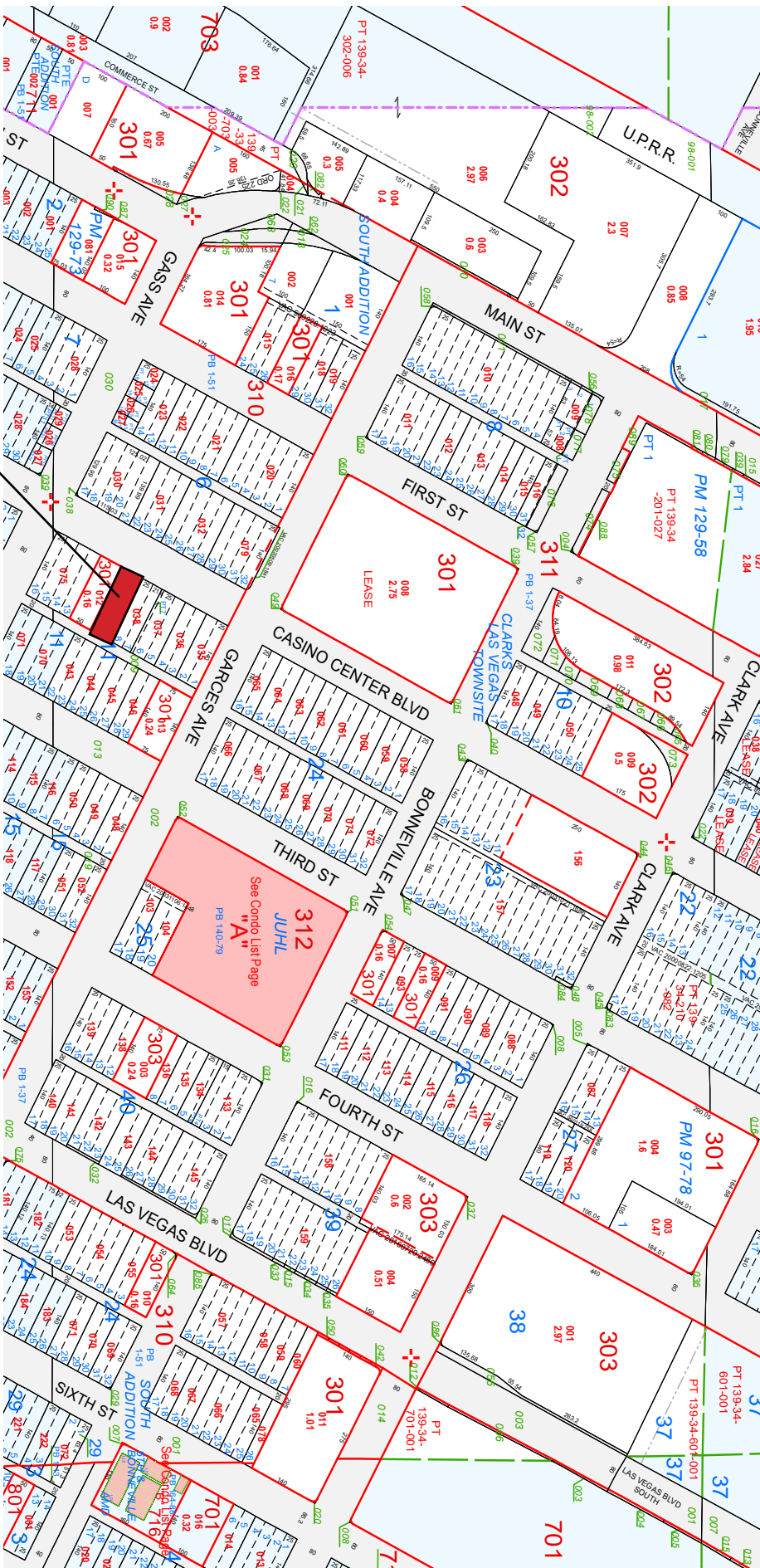
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SEC.	34		
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139-34.3	
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SUBJ

TAX DIST 203

A Google Map of downtown Las Vegas, NV. The map shows a grid of streets with major thoroughfares like S Grand Central Pkwy, S Main St, S 3rd St, S 5th St, S 7th St, S 9th St, S 11th St, S 13th St, S 15th St, S 17th St, S 19th St, S 21st St, S 23rd St, S 25th St, S 27th St, S 29th St, S 31st St, S 33rd St, S 35th St, S 37th St, S 39th St, S 41st St, S 43rd St, S 45th St, S 47th St, S 49th St, S 51st St, S 53rd St, S 55th St, S 57th St, S 59th St, S 61st St, S 63rd St, S 65th St, S 67th St, S 69th St, S 71st St, S 73rd St, S 75th St, S 77th St, S 79th St, S 81st St, S 83rd St, S 85th St, S 87th St, S 89th St, S 91st St, S 93rd St, S 95th St, S 97th St, S 99th St, S 101st St, S 103rd St, S 105th St, S 107th St, S 109th St, S 111th St, S 113th St, S 115th St, S 117th St, S 119th St, S 121st St, S 123rd St, S 125th St, S 127th St, S 129th St, S 131st St, S 133rd St, S 135th St, S 137th St, S 139th St, S 141st St, S 143rd St, S 145th St, S 147th St, S 149th St, S 151st St, S 153rd St, S 155th St, S 157th St, S 159th St, S 161st 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993rd St, S 995th St, S 997th St, S 999th St. A red pin is located near the intersection of S 1st St and E Clark Ave. The map includes labels for various landmarks such as the Valley Hospital Medical Center, Las Vegas North Premium Outlets, Gold & Silver

1000 ft

