



Zoned: Commercial General

±2.48 Acres of Land

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Accelerating success.

±2.48 Acres of Land



Zoned Commercial General | For Sale

±2.48 Acres on East Lake Mead Boulevard

Colliers is pleased to present an exceptional opportunity to acquire a ±2.48 acre commercial parcel located near the NWC of E. Lake Mead and N. Walnut Blvd. The property has two access points at N. Walnut and E. Lake Mead.

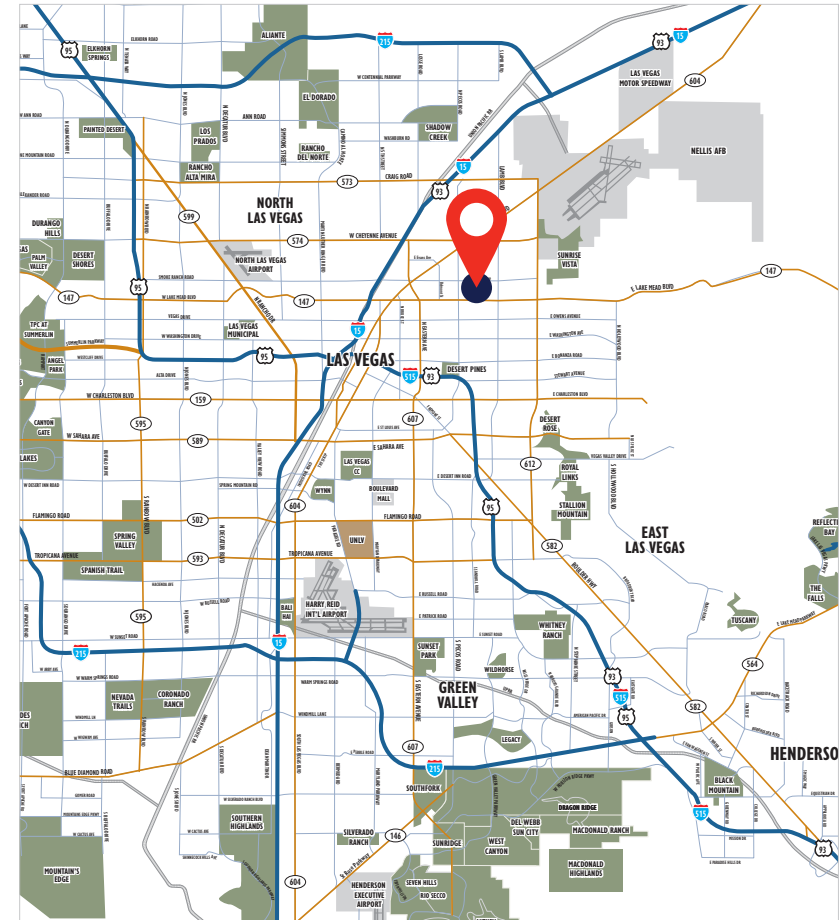
E. Lake Mead Blvd. serves as a main east-west corridor that connects various parts of the city, from North Las Vegas through Sunrise Mountain area. It is a major route with good access to public transportation, and is close to I-15, making it convenient to travel across the Las Vegas Valley.

Central / North Las Vegas is a commercial and industrial zoned area. However, there are several residential neighborhoods nearby with a mix of single-family homes and apartment complexes. Like many urban areas, there have been changes with revitalization efforts aimed to improving infrastructure and supporting local businesses. With these improvements, several National Homebuilders have purchased properties within the area and are currently building new neighborhoods.

Property Highlights

Parcel is not in a 100-year flood zone.

Acres	±2.48 Acres
APN	140-19-204-025 & 017
Zoning	Commercial General
Planned Use	Neighborhood General

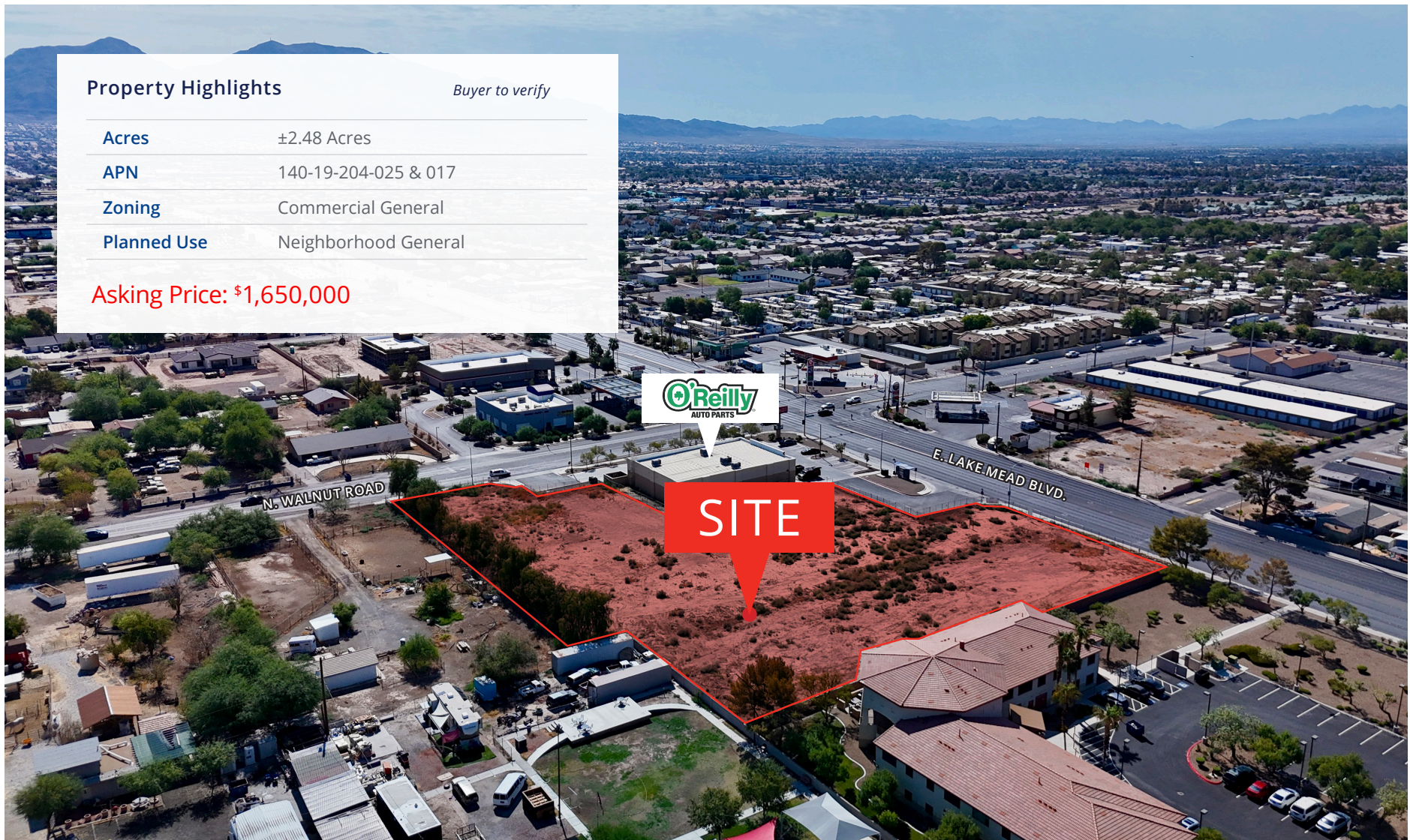


Asking Price: \$1,650,000

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Property Highlights

Buyer to verify

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SITE

±2.48 Acres of Land



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Aerial Map

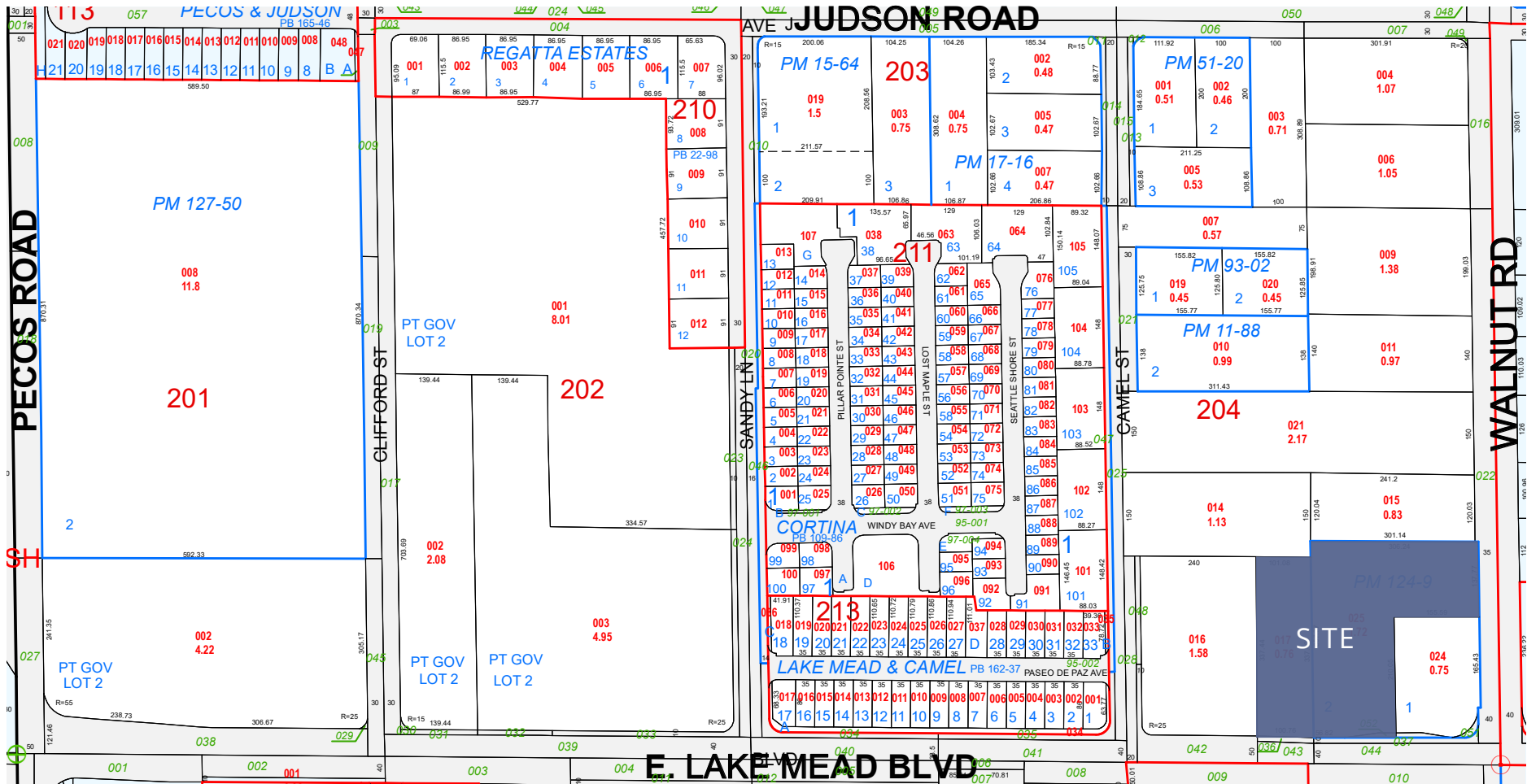


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Parcel Map



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