

FOR SALE

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Virtual Tour by:



510 S. 8th St.

Prime Freestanding Owner/User Opportunity in Downtown Las Vegas



510 S. 8th St.
Las Vegas, NV 89101

**AVISON
YOUNG**



PROPERTY HIGHLIGHTS

ASKING PRICE
\$892,500

Downtown Las Vegas Office Building
Core Opportunity in a High-Demand Submarket

High-Character Commercial Asset:

A rare opportunity to acquire a freestanding office building in the heart of Downtown Las Vegas, one of the city's most active and evolving submarkets. This ±2,676 SF building sits on a 0.25-acre parcel and offers a unique blend of historic charm and modern functionality.

Limited Supply & Exceptional Demand:

Downtown Las Vegas continues to attract legal, financial, and creative firms seeking boutique office space. With minimal new construction and few comparable buildings available for sale, this asset stands out as a high-value investment in a tightly held market.

Below Replacement Cost Opportunity:

Offered at a price below replacement cost, this property presents a compelling value proposition for investors seeking long-term appreciation and income stability in a core urban location.

Strategic Downtown Location:

Positioned in the heart of Downtown Las Vegas, this property offers unmatched proximity to key civic, legal, and commercial destinations. Located just blocks from the Las Vegas Justice Court, City Hall, and Fremont Street, it provides walkable access to government offices, legal services, dining, and entertainment. The area is well-served by public transit and major roadways, including I-15 and Las Vegas Boulevard, making it highly accessible for both employees and clients.



PROPERTY DESCRIPTION

Address:	510 S. 8th St. Las Vegas, NV 89101
APN:	139-34-710-047
Zoning:	Professional Office (P-R)
Building Size:	±2,676 sf
Land Size:	±0.25 Acres
Year Built:	1939 - Refreshed in 2016
Parking:	12 Spaces

Located in the heart of Downtown Las Vegas, 510 S. 8th Street offers a unique opportunity for investors or owner-users seeking a versatile commercial space in a vibrant urban setting. Situated on a 0.25-acre parcel, this freestanding building spans approximately 2,676 square feet and is zoned for commercial use, making it ideal for office, retail, or specialty service operations.

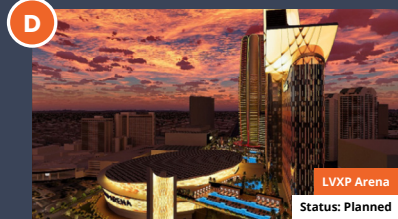
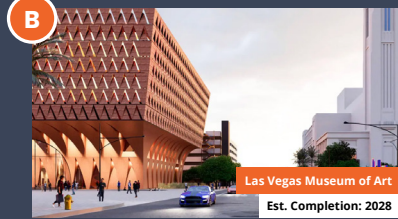
Originally constructed in 1939 and refreshed in 2016, the property has retained its architectural charm while benefiting from modern updates that enhance its functionality and curb appeal. The building features multiple private offices, open work areas, and a welcoming reception space. Large windows provide abundant natural light, and the layout supports a variety of business configurations.

Positioned within walking distance of the Las Vegas Justice Court, City Hall, and numerous dining and entertainment options, this location offers excellent visibility and accessibility. On-site parking and proximity to major thoroughfares further add to its convenience.

Whether you're expanding your business footprint or investing in a high-demand submarket, 510 S. 8th Street presents a compelling opportunity in one of Las Vegas's most dynamic districts.



AREA PROJECTS & NEW DEVELOPMENTS



SITE PLAN & FLOOR PLAN

Total SF:	±2,676 sf	Offices:	9	Zoning:	Professional Office (P-R)
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Property Photos





POINTS OF CONTACT

Get in touch

If you would like more information on this offering, please get in touch.



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