



±10.41 Acres

**2301-2365 Glendale Boulevard
Moapa, NV 89025**

DAVE WRZESINSKI, Vice President, Capital Markets

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NV #S.0178303



**AVISON
YOUNG**

±10.41 Acres for Sale

2301-2365 Glendale Blvd.
Moapa, NV 89025

Property Details

SALE PRICE

~~\$2,900,000~~

PRICED REDUCED TO \$2,500,000

APNs

042-01-101-003

042-02-501-004

ZONING

RS-80 (Residential Single-Family)

PLANNED LAND USE

Entertainment Mixed-Use (EM)

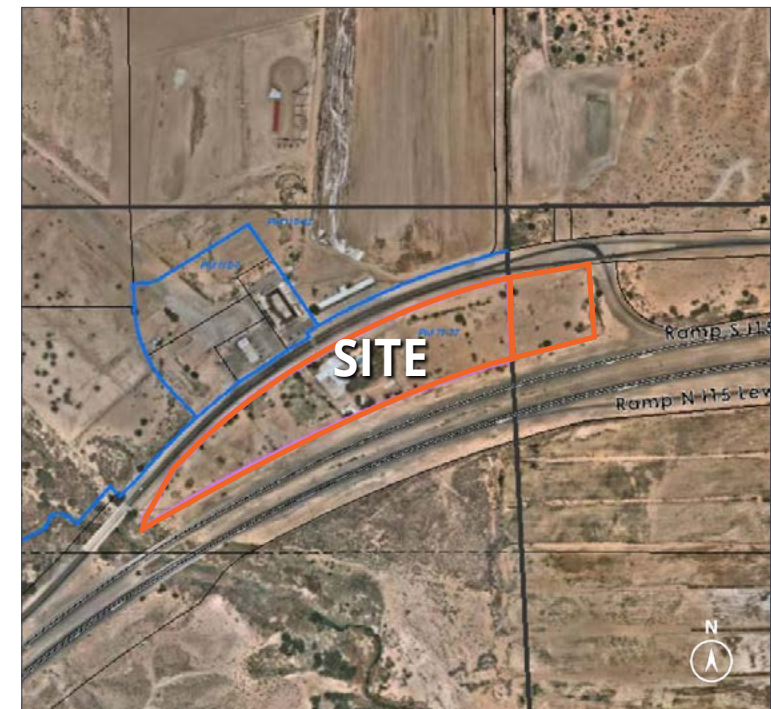
PROPERTY TAX

2024 Property Taxes \$4,123.72



The Property

Located in Moapa, NV, the property consists of 10.41 acres of land zoned RS-80 (Residential Single-Family). The property includes a ± 4,009 square foot single family residence which is rented on a month-to-month basis. This building was developed in 1970 and additions were included in 1981. An additional small SFR exists. The highest and best use for the property could be a Recreational Vehicle Park or some other intensive commercial use and for this reason these existing buildings are considered accessory improvements. Currently there are 14 RV hookups and 7 mobile home hookups. The site could accommodate significantly more hookups with proper planning.



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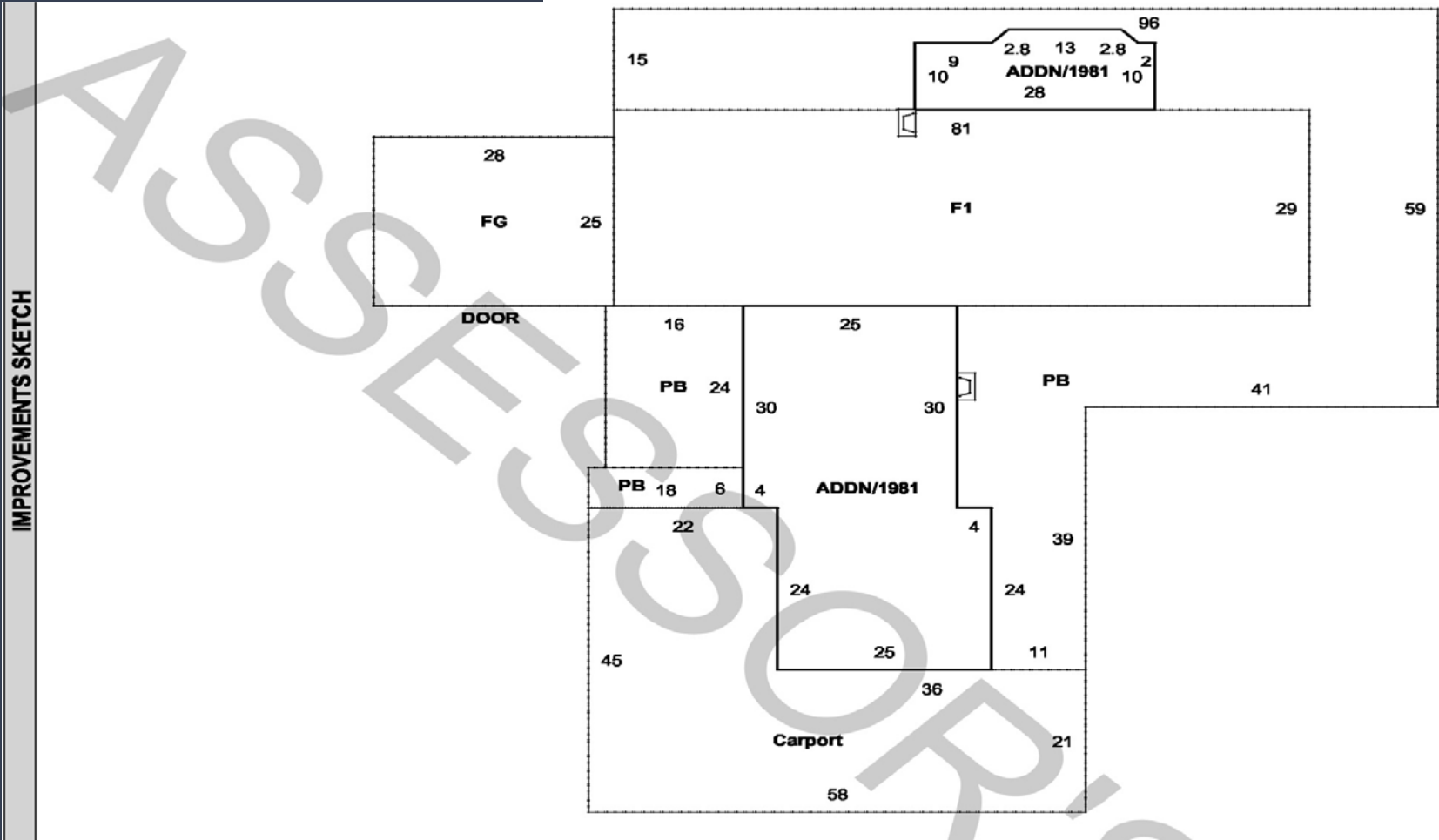
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Building Sketch



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For additional information,

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