

**PRIME MIXED USE LOCATION
FOR SALE
3355 Procyon Street
Las Vegas, Nv. 89102**



***Price just reduced to \$15,500,000**

**SWC of Desert Inn Rd. and Procyon St./ 1.5 miles West of the famous “Las Vegas Strip”*

**4.07 Acres 287’ Frontage on Desert Inn Rd. & 726’ Frontage on Procyon St.*

**Approximately 29,000 sq. ft. +/- with 2 story atrium and opulent interior décor.*

**Direct Route to the “Las Vegas Convention Center” via “Super Arterial” on D.I Rd.*

**High Visibility with Traffic Counts @ 53,000/day on D.I Rd*

**Extensive Security includes interior and exterior cameras with iron fencing on property.*

**In-Fill location, airtel video available upon request.*

**Zoning/EM (Entertainment Mixed Use) Retail, M-1 (Industrial Light) Potential R-5 (High Rise Apartments or Condos) and all entertainment uses.*

**Opportunity Zone for tax benefits.*

***2 Blocks away from AREA 15 & Universal Studios Experiences!**

Al Barbagallo, Senior Vice President

Serving My Clients for 35 years

SVN | The Equity Group

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