



3033 W Ford Ave

3033 W Ford Ave, Las Vegas, NV 89139



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3033 W Ford Ave

\$6,000,000

Formerly operated as Little Baja Outdoor Patio and Statuary. Perfect for an investor who wants to hold and lease the land or develop.

Recently land was cleared and ready for use.

Excellent Freeway visibility.

2021 OVER 54 MILLION PEOPLE VISITED LAS VEGAS AND 2.9 MILLION RESIDENTS CALL LAS VEGAS HOME...

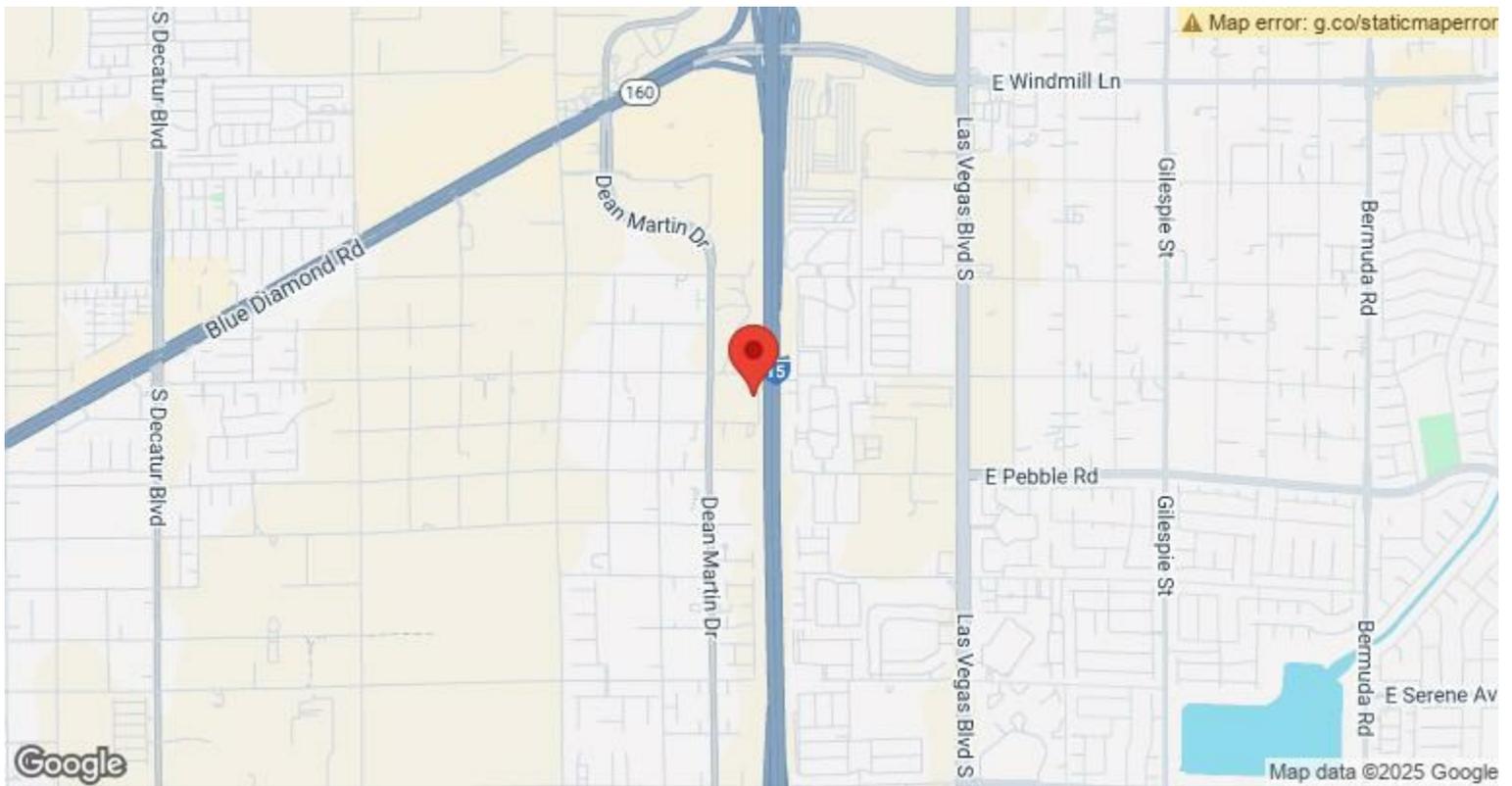
For Sale Prime Investment or Owner User Opportunity.
Zoned (IP) (BE)

For Lease at \$16,000 monthly...

- Excellent Freeway I-115 visibility
- Cleared and ready for development
- 2021 OVER 54 MILLION PEOPLE VISITED AND 2.9 MILLION RESIDENTS CALL LAS VEGAS HOME
- 3 Separate parcels for ease of leasing for multiple tenancy
- Close to all Professional Sport Arenas and Strip Properties
- Owner will also look at lease for \$15,000 Monthly Mod Gross



| | |
|---------------------|---------------------------|
| Price: | \$6,000,000 |
| Property Type: | Land |
| Property Subtype: | Industrial |
| Proposed Use: | Industrial |
| Sale Type: | Investment or Owner User |
| Total Lot Size: | 4.74 AC |
| No. Lots: | 1 |
| Zoning Description: | (IP) Industrial Prof (BE) |
| APN / Parcel ID: | 177-17-404-014 |



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