



## 0.32 acres in Downtown Las Vegas

### PROPERTY HIGHLIGHTS

- ±0.32 acres on SEC of 6th Street and Garces Avenue
- Located within Opportunity Zone
- APN: 139-34-410-216
- Zoned R-4 (Apartment Residence District)
- Frontage: ±100 foot on 6th Street and ±140 foot on Garces Avenue
- 2020/21 Taxes: \$1,629
- Close to government centers, courthouses, Smith Center and the Fremont Street Experience
- Easy access to I-15 on Charleston Boulevard
- Owner is Licensee
- **ASKING PRICE: \$850,000**

### For more information, please contact:

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*Principal*

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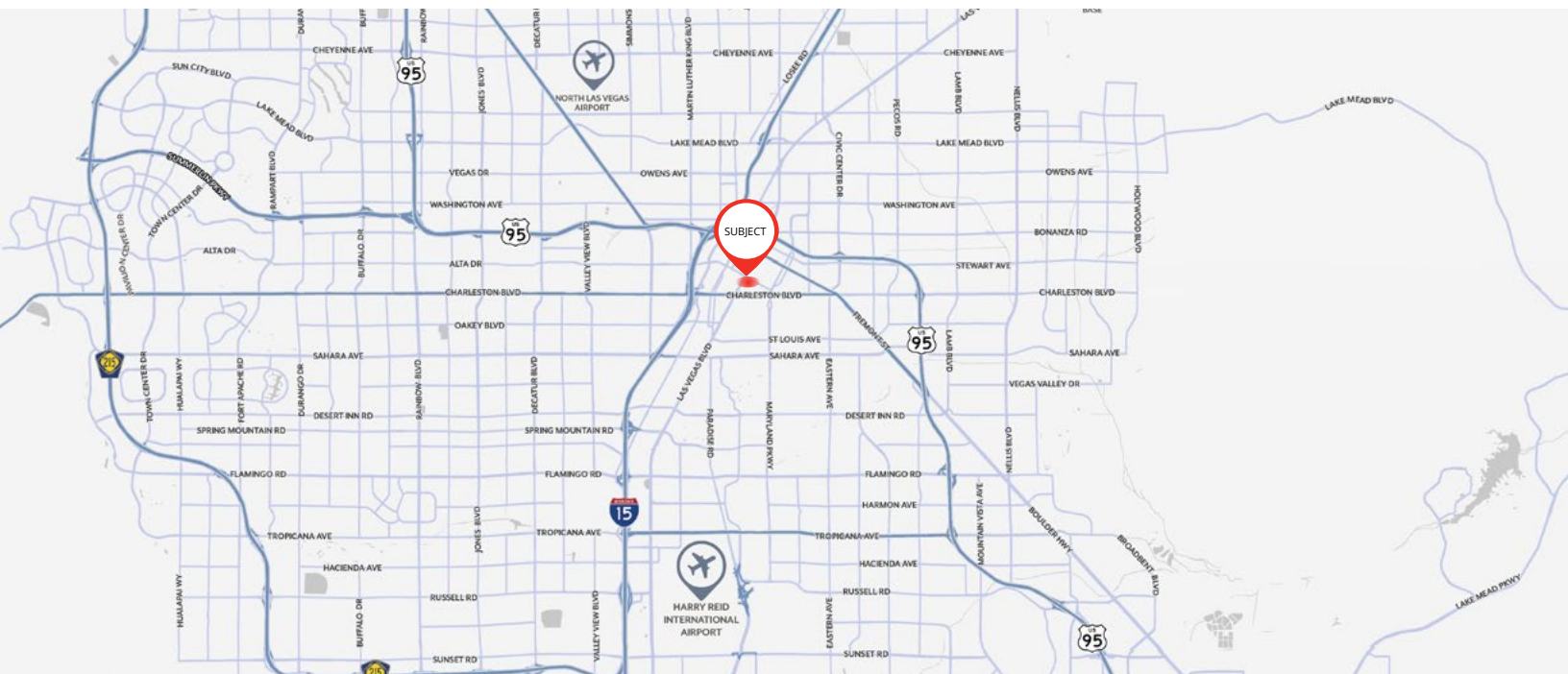
10845 Griffith Peak Drive, Suite 100

Las Vegas, NV 89135

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**FOR SALE**

707 South Sixth Street  
Las Vegas, NV 89101



**AVISON  
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