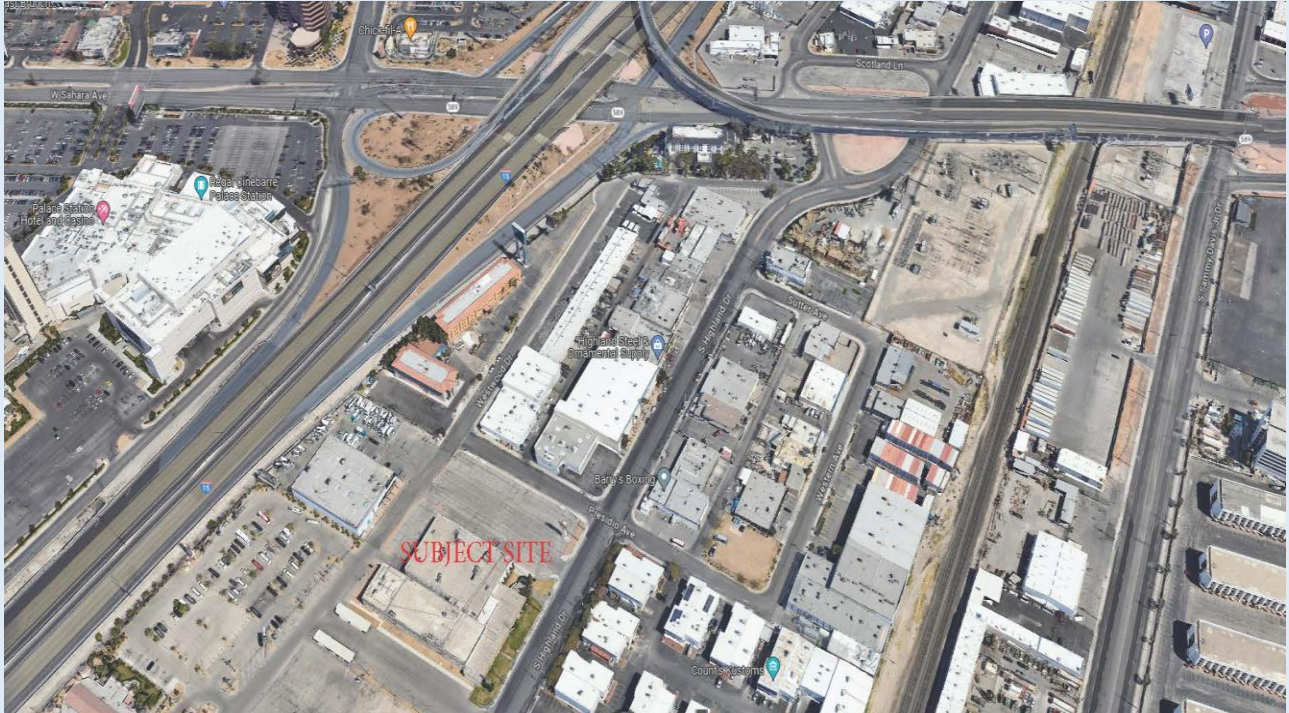


PRIME IN-FILL LOCATION
Office/Land
2753 S. Highland Drive
Las Vegas, Nv. 89109



- *Just ½ Mile from I-15 and Sahara Ave. off ramp!
- * One mile West of the world famous “Las Vegas Strip”.
- *Land for Office rehab or land for development.
- *Current plan “Entertainment Mixed Use”, uses include High Rise Apartments or Condos
- *3.61 Acres 665’ Frontage on Highland Dr. & 305’ Frontage on Presidio Ave.
- *Site has Office Building Built in 1962 (Potential Re-Hab) Total 88,486 sq.ft.
- *Priced at \$12,000,000
- *APN: 162-09-102-003
- *Zoning/EM (Entertainment Mixed Use) M (Manufacturing Industrial) Potential R-5 (High Density Residential). H-1 (Hotel)

Al Barbagallo, Senior Vice President
Serving My Clients for 35 years

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