



**FOR
SALE
\$800,000**

Downtown Las Vegas Vacant Lot

719 South Casino Center Blvd, Las Vegas, NV 89101

0.16 acres, or 6,970 sq feet

Ideal commercial or residential development site



Benjamin J Super, (Owner/Broker)

Super Realty

3585 West Diablo Drive, Suite 1, Las Vegas, NV 89118

(702) 737-0390 cell: (702) 370-7271

bensuper@superrealty.net

Broker License: B.0034588.indv

Property Manager License: PM.0134588.bkr

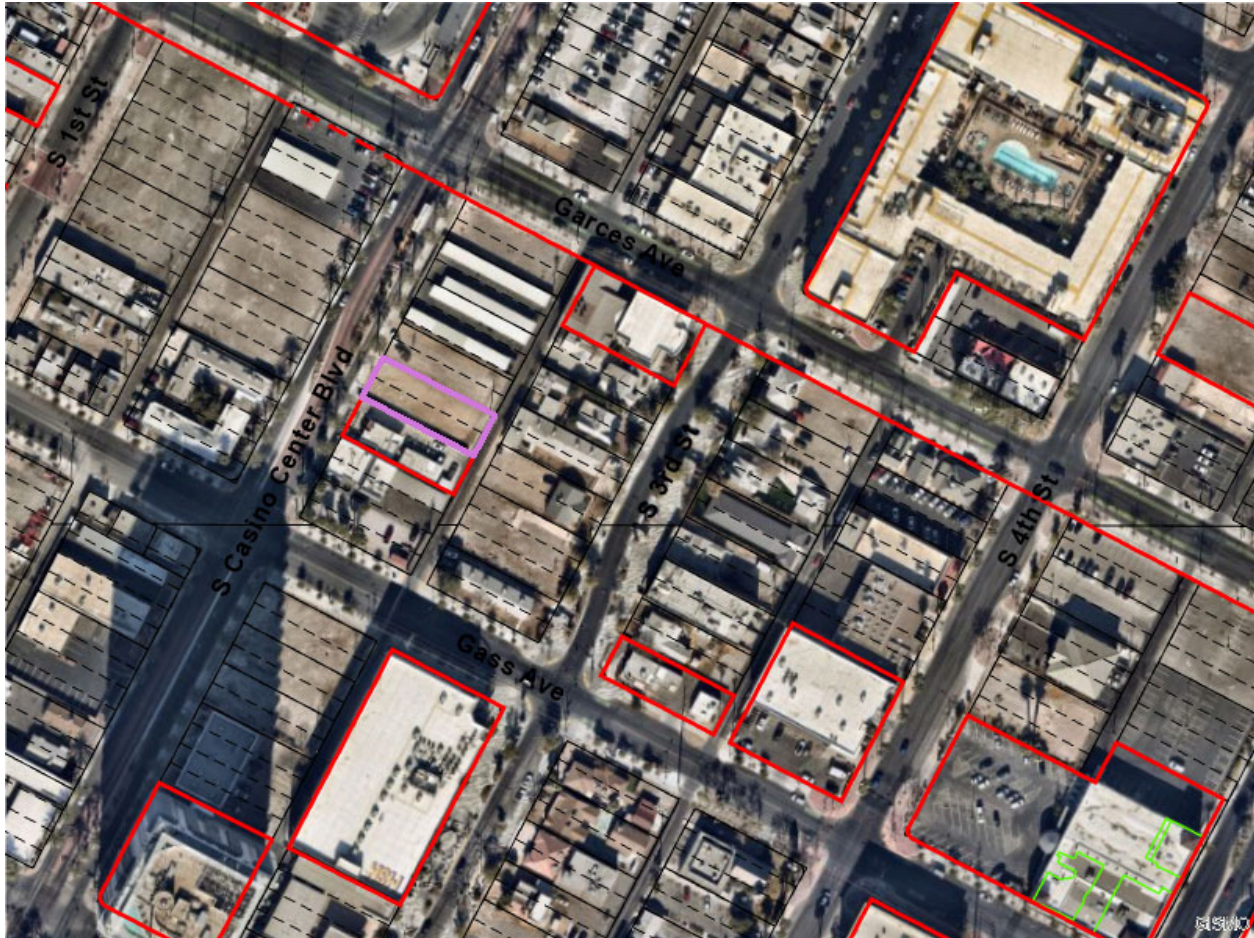




For Sale
719 South Casino Center Blvd, Las Vegas, NV 89101

Asking Price:	\$800,000 \$115 per square foot
Location:	Located along the east side of Casino Center Boulevard in Downtown Las Vegas, between Gass Avenue to the South and Garces Avenue to the North. https://maps.app.goo.gl/BbF7pAhcD2vebcu16
Assessor's Parcel:	139-34-310-039
Legal Description:	Lots 9 and 10 of Block 11 of the South Addition on Page 51 of Plat Book 1
Owner of Record:	McGill Kimberly LLC et al.
Property History:	According to public records, the current ownership acquired the subject parcel on February 9, 1999.
Total Site Area:	0.16 acres, or 6,970 square feet
Zoning:	Currently zoned High Density Residential (R-4) with a General Commercial District (C-2) Zoning Resolution of Intent filed on the Parcel.
Site Condition:	The site is relatively level and was previously developed with a small residence built in 1935. This structure was demolished in late 2015. Offsite improvements include sidewalks, curbs, gutters and streetlights in place along Casino Center Boulevard.
Flood Hazard Info:	The subject parcel is not located in a flood plain area according to the flood rate map for Clark County, Community Panel number 320003C 2170F, dated November 16, 2011. The property is located in Zone X which is classified as areas outside of 0.2% annual chance of flood. The Regional Flood Control District website also notes that the subject is not in a 100-year flood zone.
Soil Conditions:	The subject site has a high expansion level of 8% to 12% and is designated as a special geotechnical consideration area. No soil type map is available for this property.
Property Tax:	Current annual property taxes for 2024 are \$781.62.
Broker Coop:	Super Realty is an Owner-Broker and has a financial interest in the parcel. 3% Broker cooperation encouraged

Super Realty
3585 West Diablo Drive, Suite 1, Las Vegas, Nevada 89118
(702) 737-0390 Fax: (702) 737-0361
www.superrealty.net
We're with you every square foot!



The MAPS and DATA are provided without warranty of any kind, expressed or implied.
Date Created: 06/16/2025

Property Information

Parcel: 13934310039
Owner Name(s): WALT HAROLD P
Site Address: 719 S CASINO CENTER BLVD
Jurisdiction: Las Vegas - 89101
Zoning Classification: High Density Residential (R-4)
Planned Landuse: Incorporated Clark County (INCORP)

Misc Information

Subdivision Name: SOUTH ADD
Lot Block: Lot:9 Block:11
Sale Date: Not Available
Sale Price: Not Available
Recorded Doc Number: 19990209 00002224
Flight Date: 2025-01-29

Construction Year:
T-R-S: 20-61-34
Census tract: 7900
Estimated Lot Size: 0.16

Elected Officials

Commission: D - William McCurdy, II (D)
US Senate: Jacky Rosen, Catherine Cortez-Masto
State Senate: 2 - Edgar Flores (D)
School District: D - Brenda Zamora
Board of Education: 4 - Tim Hughes

City Ward: 3 - Olivia Diaz
US Congress: 4 - Steven Horsford (D)
State Assembly: 11 - Cinthia Moore (D)
University Regent: 1 - Carlos D. Fernandez
Minor Civil Division: Las Vegas

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 400 600



- | | | | | | |
|--|--------------------------------------|--|-------------------|---------|-----------------------|
| | PARCEL BOUNDARY | | COND OMNITEN UNIT | 007 | PARCEL NUMBER |
| | SUB BOUNDARY | | AIR SPACE POL | 001 | PARCEL NUMBER |
| | PAULD BOUNDARY | | RIGHT OF WAY POL | 100 | ACREAGE |
| | ROAD EASEMENT LINE | | SUB-SURFACE POL | 202 | PARCEL SUBSECT NUMBER |
| | HISTORIC LOT LINE | | | PE-24-6 | PLAY RECORDING NUMBER |
| | HISTORIC SUB BOUNDARY | | | 5 | LOT NUMBER |
| | HISTORIC PAULD BOUNDARY SECTION LINE | | | GL-5 | GOV LOT NUMBER |

BOOK			
T20S R61E			
125	124	123	
138	139	140	
163	162	161	
176	177	178	

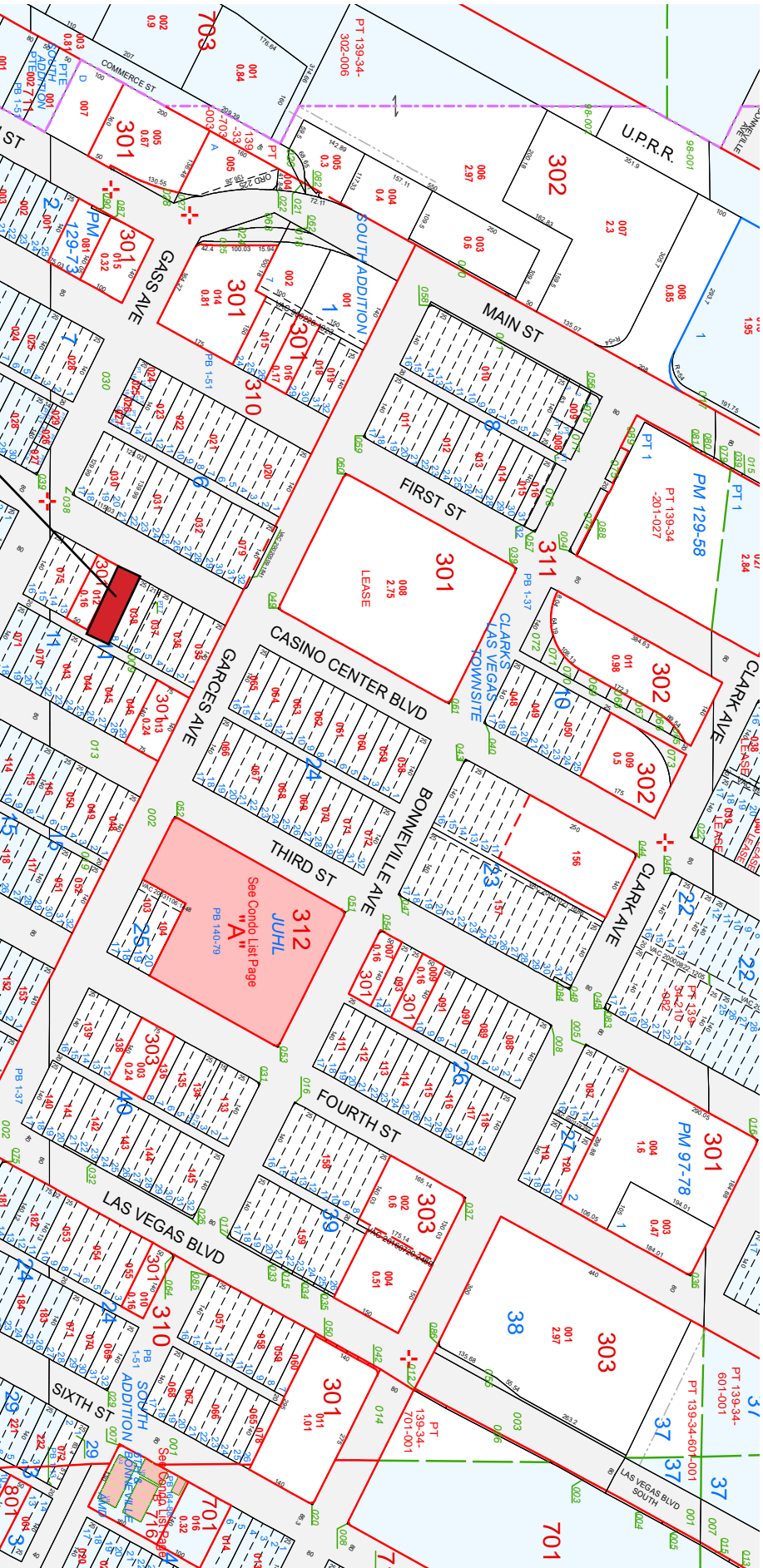
SEC.	34				
6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

Rev: 10/11/2023

MAP		N 2 SW 4			
8	4	8	4		
5	1	5	1		
6	2	6	2		
7	3	7	3		
8	4	8	4		
5	1	5	1		



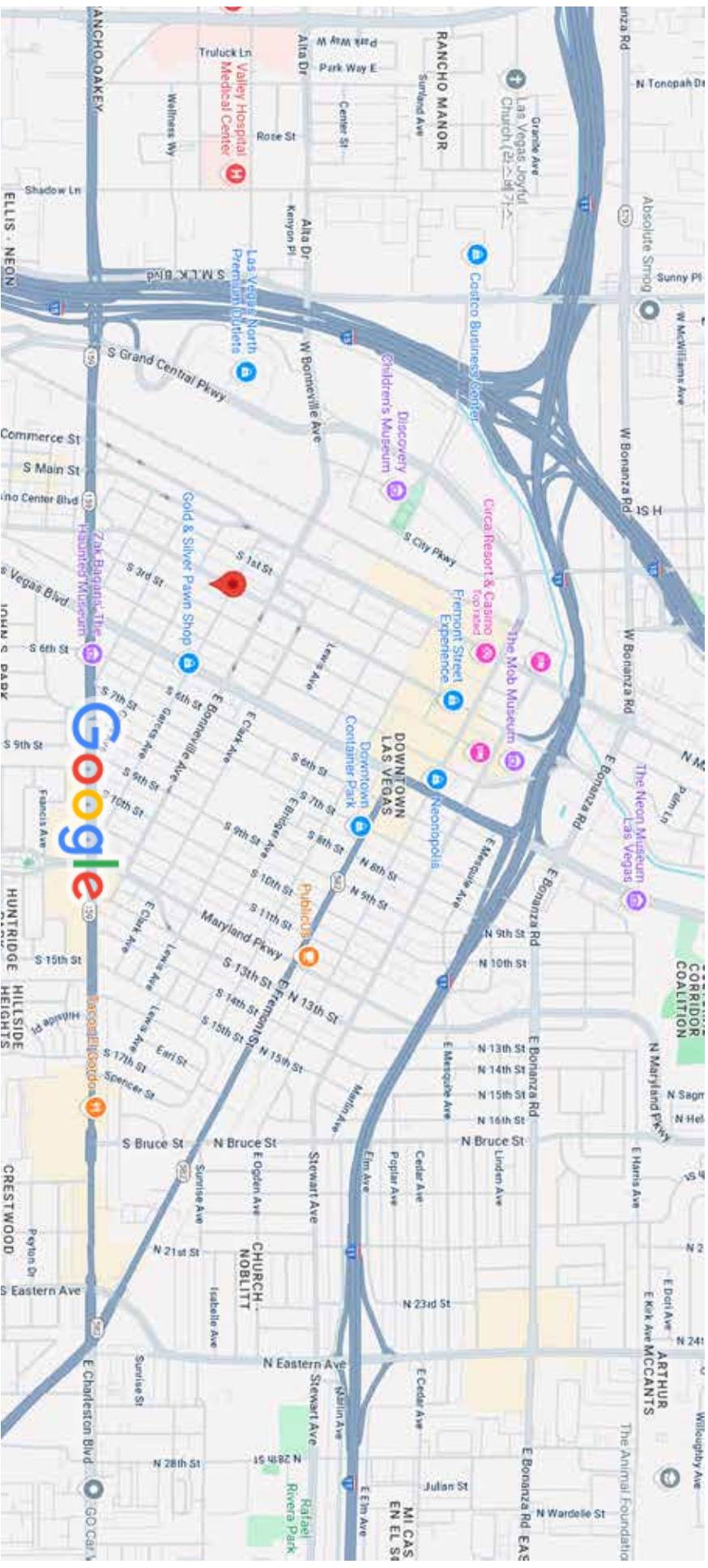
Briana Johnson - Assessor



SUBJ

TAX DIST 203

Google Maps 719 S Casino Center Blvd



Map data ©2025 Google 1000 ft

