

935

S DECATUR BOULEVARD

FOR SALE



935

S DECATUR BOULEVARD | LAS VEGAS, NV 89107



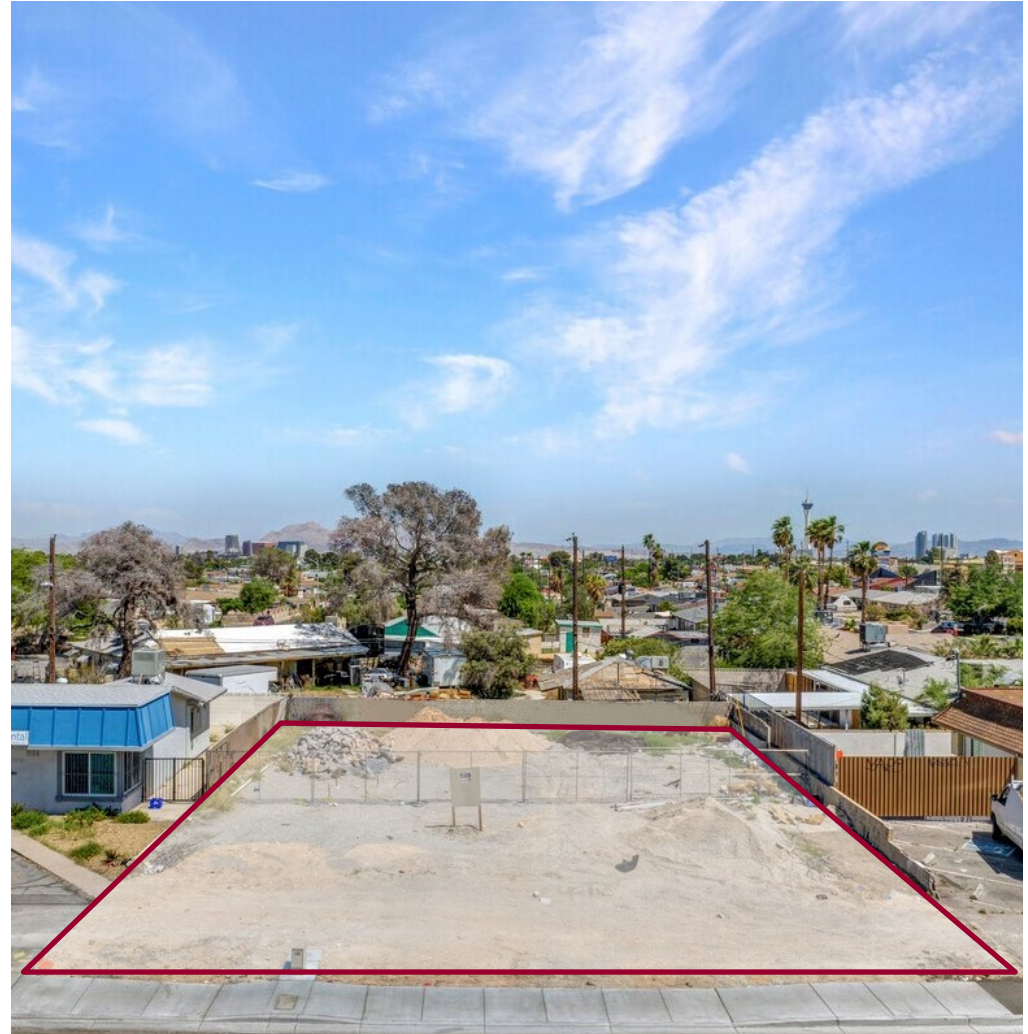
\$68.15 PSF
Offering Price



6,790 SF
Total Square Footage

PROPERTY HIGHLIGHTS

- Redevelopment Site Available for Sale
- ±0.16-acre parcel / ±6,970 SF
- 97' x 70' lot dimensions
- APN: 138-36-804-009
- Zoned Professional Office (P-R)
- Planned Land Use: Incorporated Clark County
- Property was previously developed, and utilities are currently on site
- Approved plans for a proposed ±2,280 SF building
- Water and sewer have been upgraded to code, power is in process
- Sidewalk has been completed to plan



935

S DECATUR BOULEVARD | LAS VEGAS, NV 89107

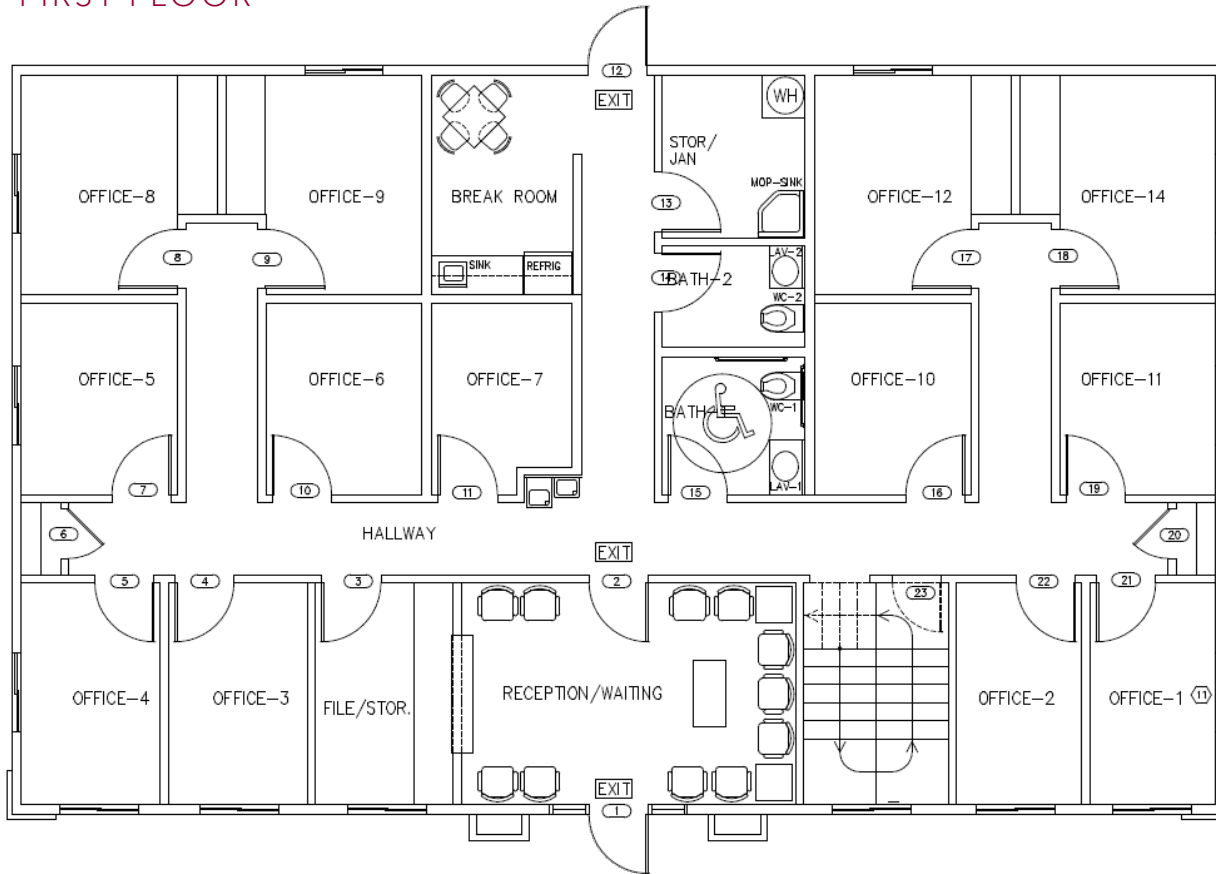
±0.16 AC
±6,970 SF

S DECATUR BLVD. / 47,000 CPD

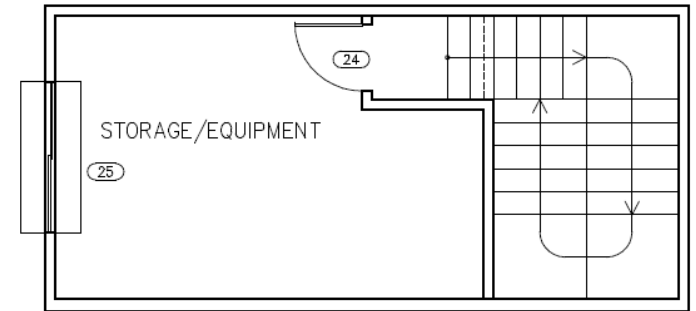
935

S DECATUR BOULEVARD | LAS VEGAS, NV 89107

FIRST FLOOR



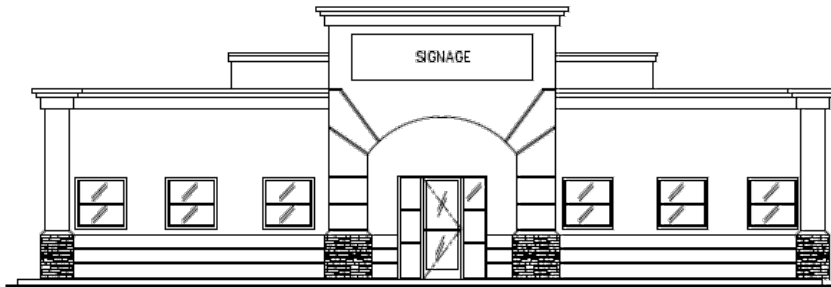
SECOND FLOOR



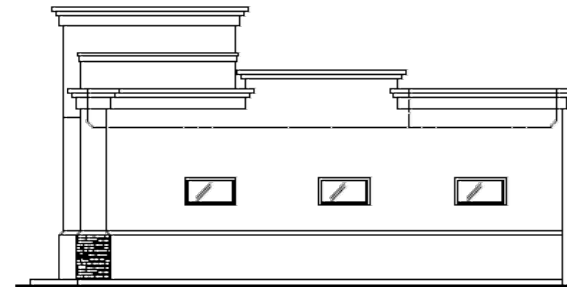
935

S DECATUR BOULEVARD | LAS VEGAS, NV 89107

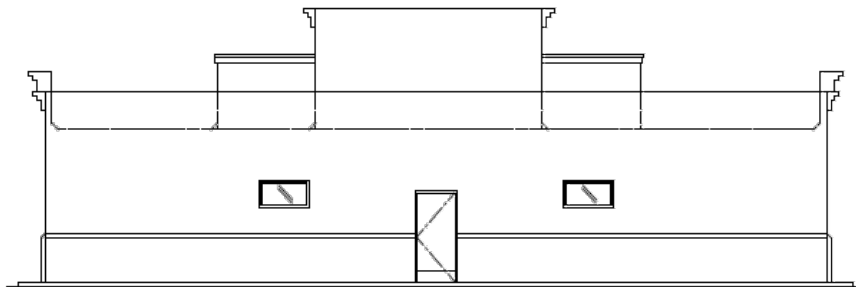
ELEVATIONS



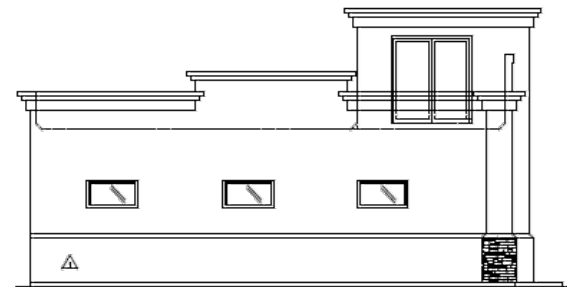
EXTERIOR WEST ELEVATION



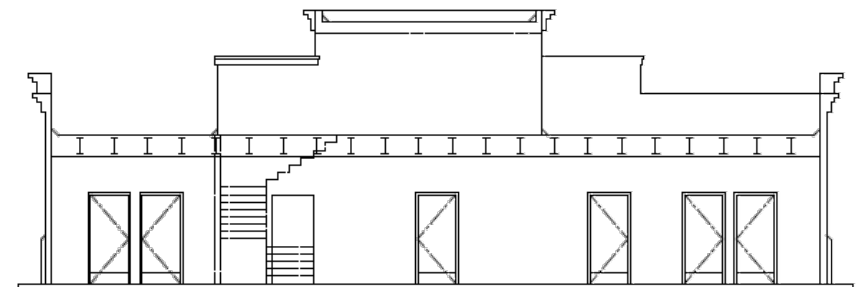
EXTERIOR SOUTH ELEVATION



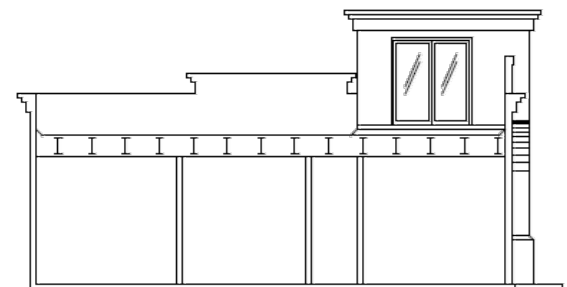
EXTERIOR EAST ELEVATION



EXTERIOR NORTH ELEVATION



EXTERIOR ELEVATION



EXTERIOR ELEVATION



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PLEASE CONTACT FOR MORE INFORMATION:

JOANNA ZIRBES, CCIM

Principal

License: S.0184741

jzirbes@lee-associates.com

(702) 490-0699

LEE & ASSOCIATES OF LAS VEGAS | BS.1000716 | 8708 SPANISH RIDGE AVE, SUITE 115, LAS VEGAS, NV 89148

All information furnished regarding property for sale, lease or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein