

# EXCLUSIVE LISTING!

0.24 +/- Acres Commercial Land Downtown Las Vegas!  
Listed \$989,000 621 S. 4<sup>th</sup> Street Las Vegas, NV 89101



## PROPERTY HIGHLIGHTS

- ❖ APN # 139-34-303-003
- ❖ 0.24 +/- Acres
- ❖ City of Las Vegas jurisdiction
- ❖ Zoned C-2 General Commercial-allows for retail, services and other businesses
- ❖ Smack in the middle of Downtown Las Vegas- close to courts, government centers, resorts, high-rise condos, casinos and more!
  - ❖ Improved streets with utilities, curbs, gutters, lights
  - ❖ Parcel is fenced
  - ❖ 2025/26 Taxes \$4,028.65



**Mark Anthony Rua**  
**Brokers**

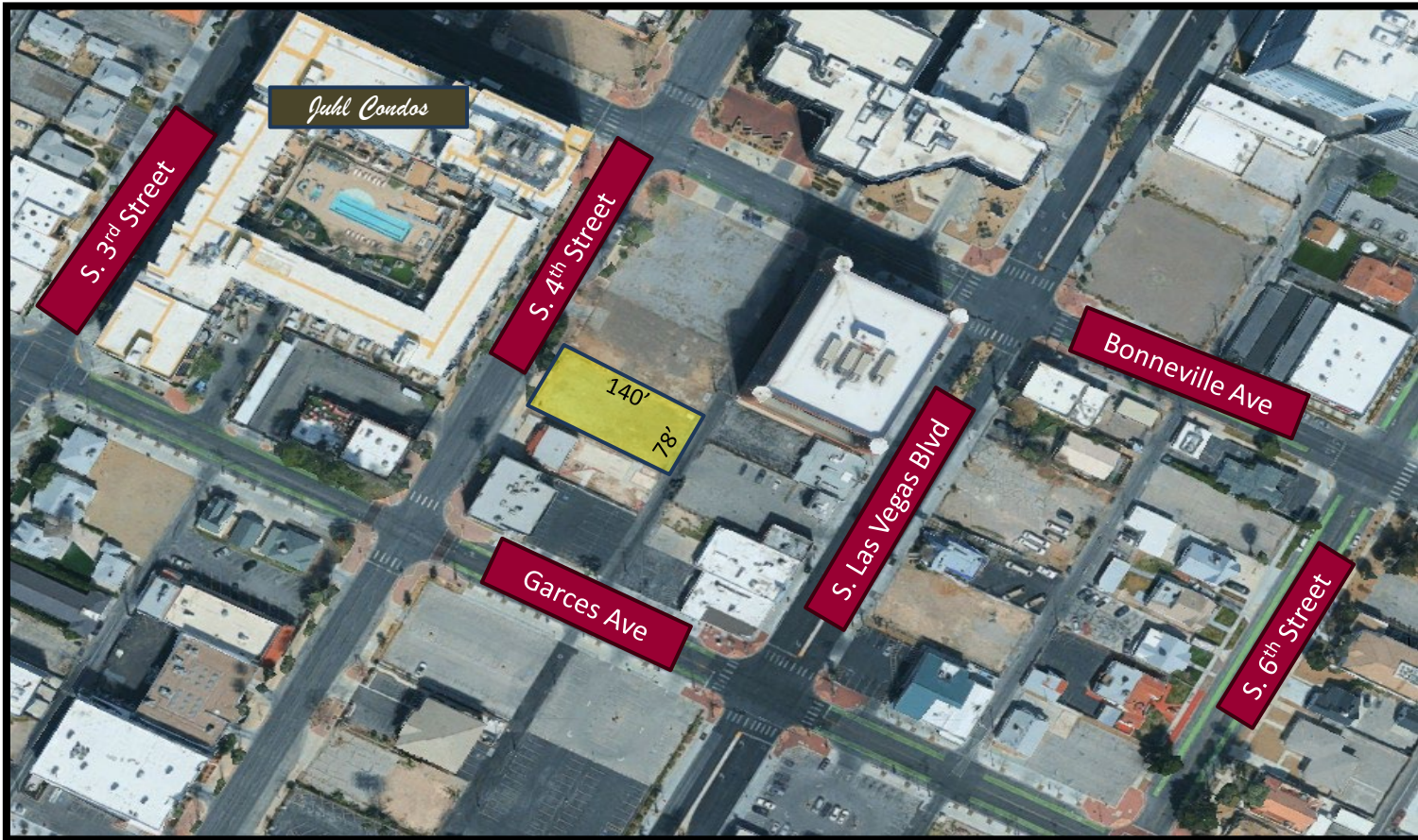
S.026655

Office: 702-992-7534  
Cell: 702-595-6244

2855 St Rose Parkway, Suite 100, Henderson, NV 89052  
[markanthonyrua@gmail.com](mailto:markanthonyrua@gmail.com) [www.mrlandlasvegas.com](http://www.mrlandlasvegas.com)



# 0.24 +/- Acres Commercial Land Downtown Las Vegas!



Demographics-2025 3-mile radius		Trends- % increase
Population	178,338	0.71%
Owner-occupied housing	23,829	1.26%
Households	71,781	0.95%
Median Household Income	\$47,601	3.06%



**Mark Anthony Rua**  
**Brokers**

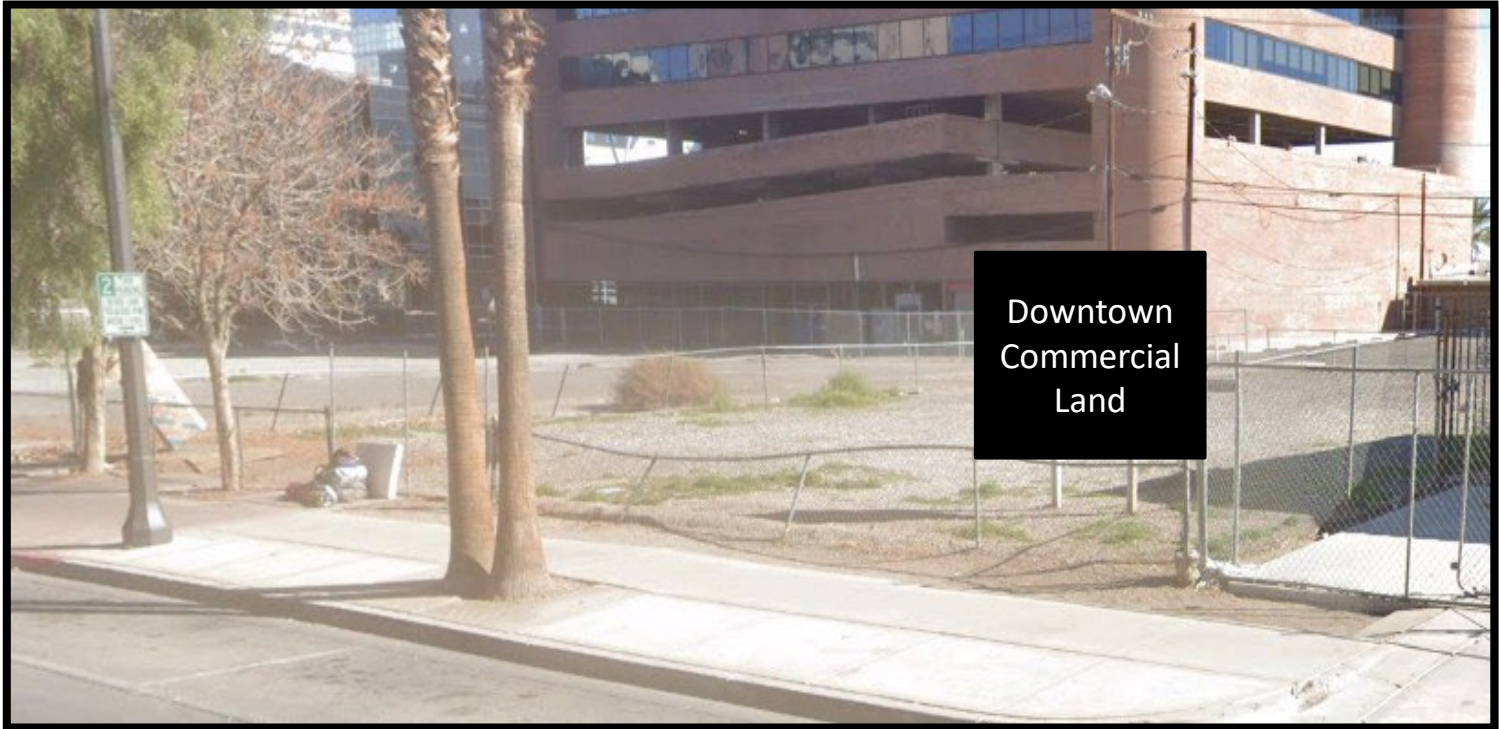
2855 St Rose Parkway, Suite 100, Henderson, NV 89052  
[markanthonyrua@gmail.com](mailto:markanthonyrua@gmail.com) [www.mrlandlasvegas.com](http://www.mrlandlasvegas.com)

Office: 702-992-7534  
 Cell: 702-595-6244

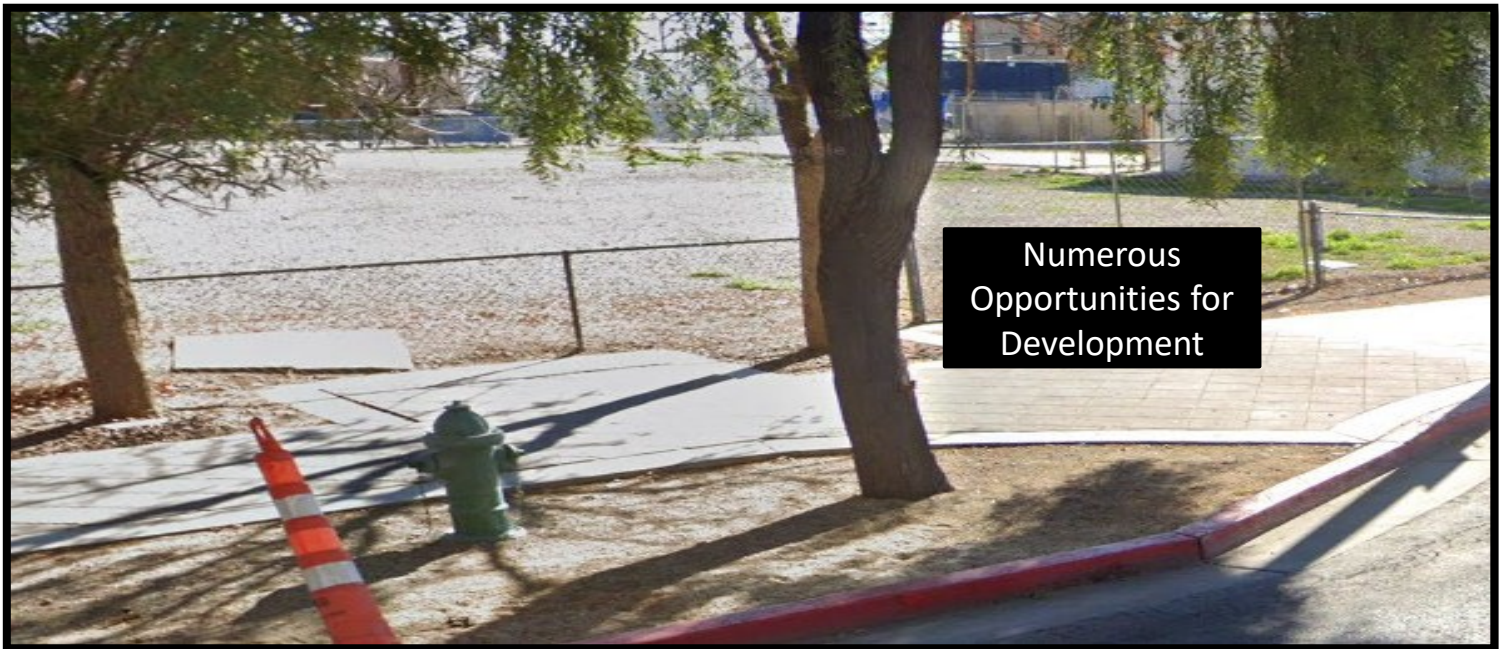


The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.

# 0.24 +/- Acres Commercial Land Downtown Las Vegas!



Downtown  
Commercial  
Land



Numerous  
Opportunities for  
Development



**Mark Anthony Rua**  
**Brokers**

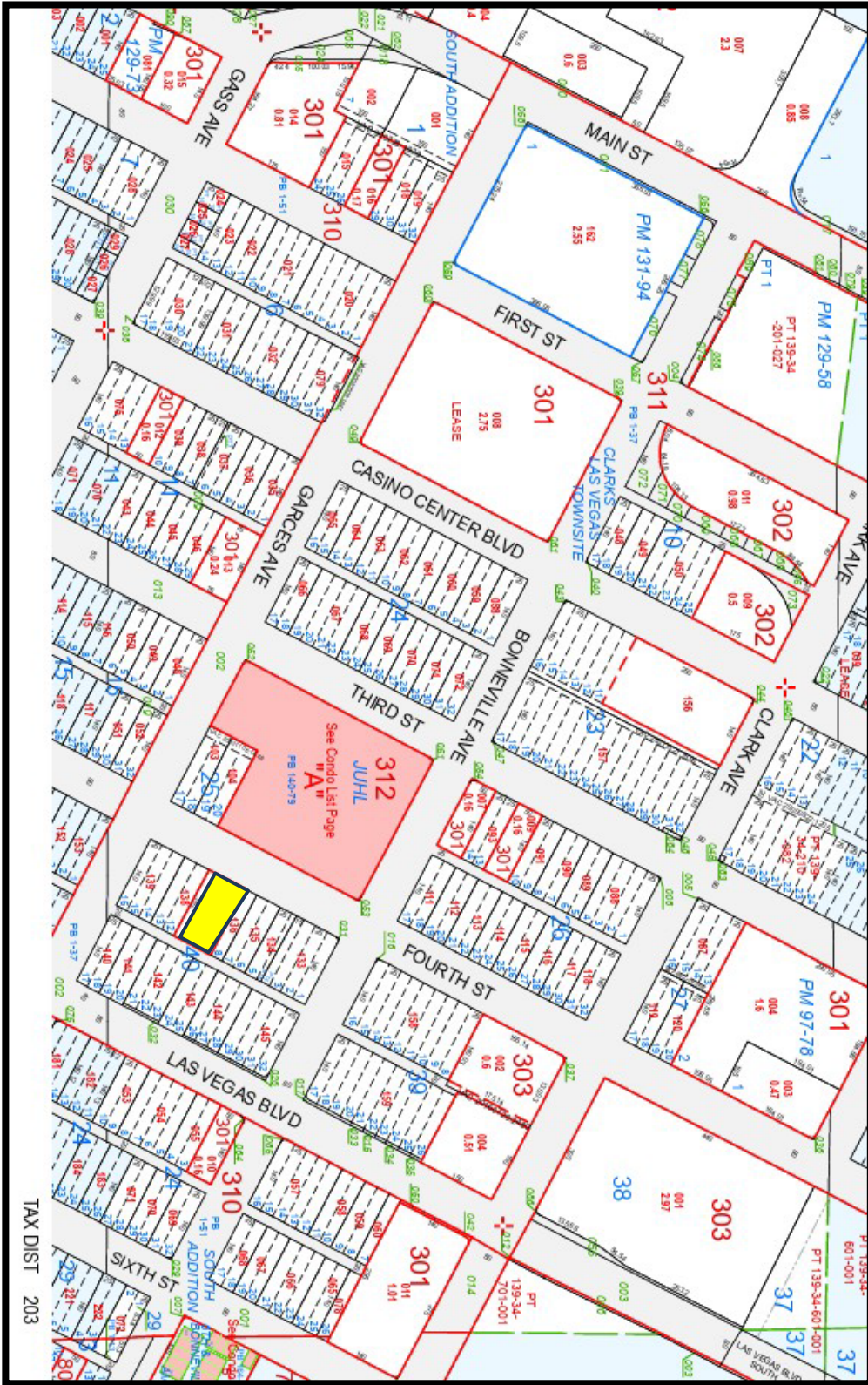
2855 St Rose Parkway, Suite 100, Henderson, NV 89052  
[markanthonyrua@gmail.com](mailto:markanthonyrua@gmail.com) [www.mrlandlasvegas.com](http://www.mrlandlasvegas.com)

Office: 702-992-7534  
Cell: 702-595-6244



The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.

0.24 +/- Acres Commercial Land Downtown Las Vegas!



**Mark Anthony Rua**  
**Brokers**

2855 St Rose Parkway, Suite 100, Henderson, NV 89052  
[markanthonyrua@gmail.com](mailto:markanthonyrua@gmail.com) [www.mrlandlasvegas.com](http://www.mrlandlasvegas.com)

Office: 702-992-7534  
Cell: 702-595-6244



The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.