

EXCLUSIVE LISTING!

0.69 +/- Acres Dinkeldorf Rd in Henderson, 89015
Commercial corner lot at for \$525,000



- ❖ APN # 179-08-502-034/ 035/ 036/ 037
- ❖ Total 0.69 +/- Acres- Four Parcels
- ❖ Zoned Community Commercial-CC
- ❖ Suited for businesses that serve the local community's needs
- ❖ Cadence Master Planned Community with numerous parks and schools close by.
- ❖ Site Plan available for office building
- ❖ Established residential area in Henderson with improved streets, sidewalks, utilities nearby

Demographics-2025

3-mile radius

Population

80,605

Households

31,207

Median Household
Income

\$90,364

3.03% ann.
increase



Mark Anthony Rua
Brokers

S.026655

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2855 St Rose Parkway, Suite 100, Henderson, NV 89052
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Site Plan



SITE SUMMARY:

LEGAL DESCRIPTION

PARCEL: 17908502035, 17908502036, 17908502034, 17908502037

AHJ: CITY OF HENDERSON

TOTAL LAND: 0.69 ACREA 30,056 S.F.

ZONING: CC

BUILDING: TOTAL: 1,928 S.F.

1ST FLOOR: COFFEE SHOP 482 S.F.

2ND - 4TH FLOOR: 3 UNITS 1,446 S.F.

OFFICE 482 S.F EACH

PARKING CALCULATIONS:

OFFICE: 1 PER 300 GFA

COFFEE SHOP: 1 PER 150 GFA

BYCYCLE PARKING - EATING/DRINKING

LONG TERM: 0.1 PER 1,000 GFA

SHORT TERM: 1 PER 1,000 GFA

REQUIRED PARKING :

CAR PARKING 9 SPACES TOTAL

COFFEE SHOP: 4 SPACES

OFFICE 5 SPACES

BYCYCLE PARKING 1 SPACE

PARKING PROVIDED :

CAR PARKING 35 SPACES
(1 ADA VAN PARKING)

BYCYCLE PARKING 2 SPACES



DATE: 01/02/23
NADEL JOB #: 22101



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OVERALL SITE PLAN - OPTION 3
E. LAKE MEAD PKWY & SHOSHONE LANE
HENDERSON, NV 89015



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ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PMLD BOUNDARY
- ROAD EASEMENT
- MATCH/LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PMLD BOUNDARY
- SECTION LINE

CONDOMINIUM UNIT

- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUBREG NUMBER
- PE 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- 565 GOV. LOT NUMBER

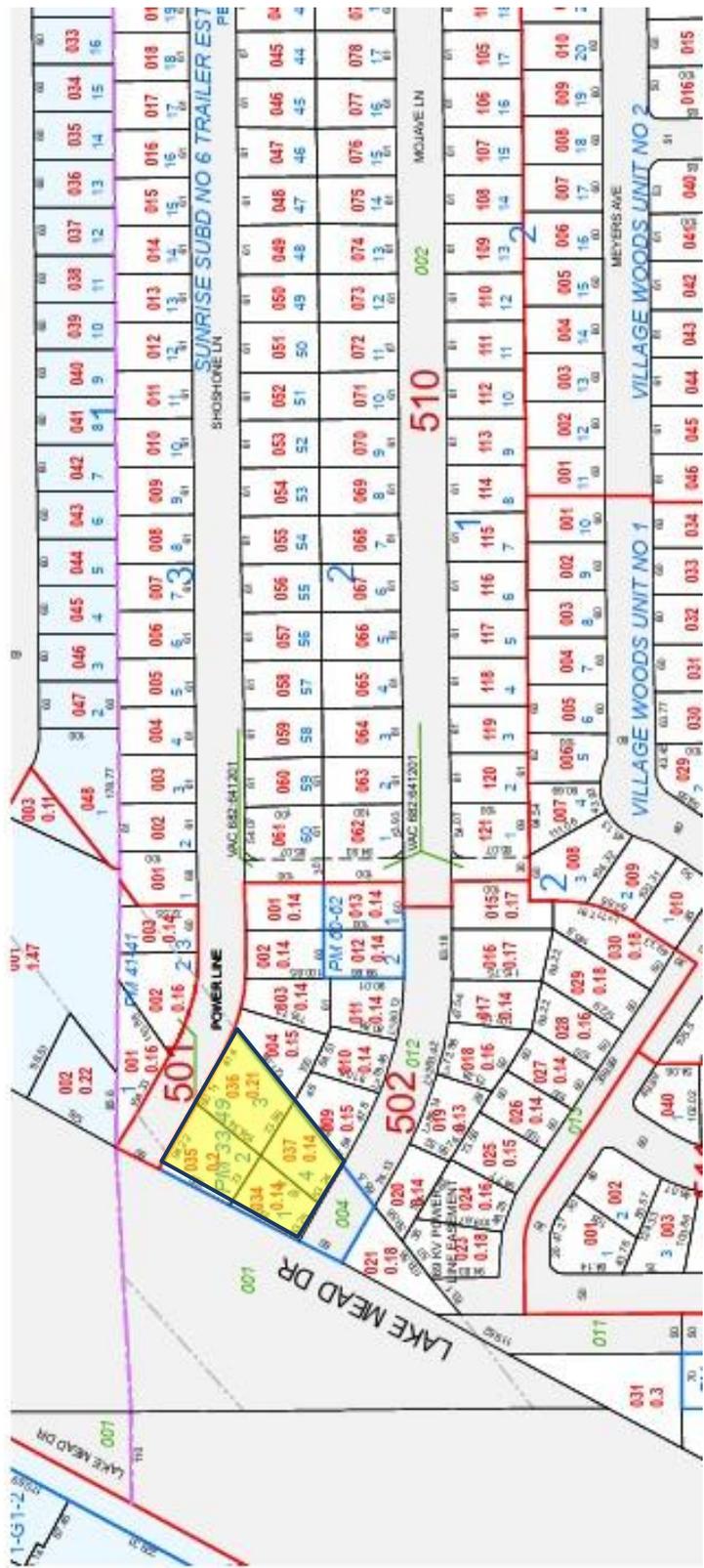
NOTES

This map is for assessment use only and does NOT represent a survey.
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.
This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

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

0 100 200 300 400 500

BOOK 521
SECTION 771
PLAT 911



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