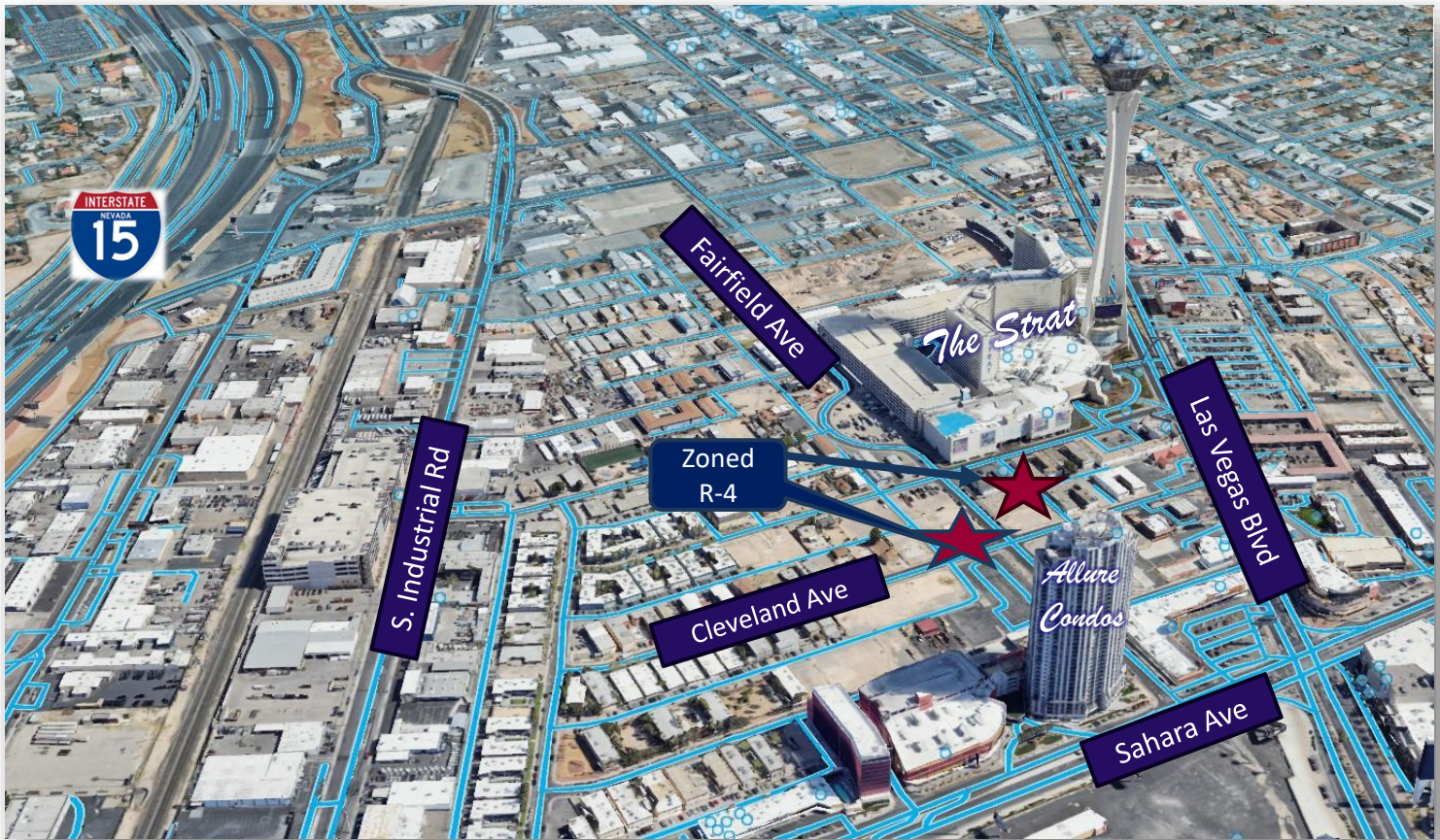


EXCLUSIVE LISTING!

Downtown Parcels just south of the Strat! Zoned Hi-Density
Corner lot 0.33 +/- Ac- \$222,000 & 0.27 +/- Ac -\$182,000



❖ Single Lot-

- ❖ APN 162-04-813-063
- ❖ 2215 Fairfield Avenue
- ❖ 0.27 +/- Acres
- ❖ Listed for \$182,000

❖ Corner lot-Two parcels-

- ❖ 162-04-813-052
- ❖ 2214 Fairfield Avenue and
- ❖ 162-04-813-051
- ❖ 2216 Fairfield Avenue
- ❖ Total 0.33 +/- Acres
- ❖ Listed for \$222,000
- ❖ All parcels are priced at \$674,000 per acre
- ❖ Parcels are fenced / street improvements include lights, curbs, gutters, utilities

❖ Parcels are zoned High-Density Residential-R4

- ❖ Excellent downtown location just south of the Strat
- ❖ Just north of the Allure Condominiums and the World's Greatest Gift Shop
- ❖ The famous Las Vegas Strip starts just south of Sahara Avenue with Resort World, Circus Circus, Fontainebleau and more!
- ❖ The prestigious Turnberry Towers and the Las Vegas Country Club are nearby
- ❖ Don't let this investment opportunity pass by! You can build high-rise condominiums, luxury apartments, and more!



Mark Anthony Rua
Brokers

S.026655

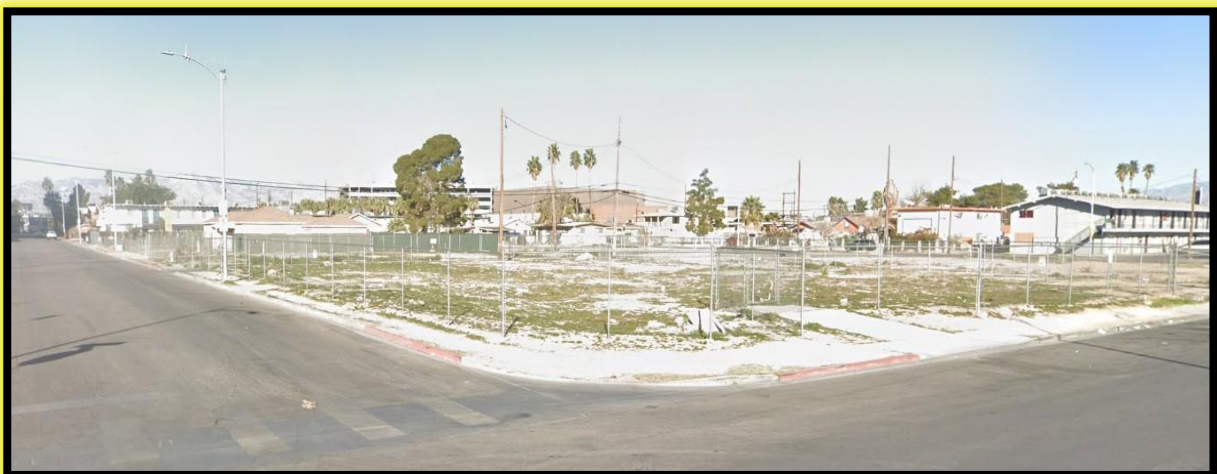
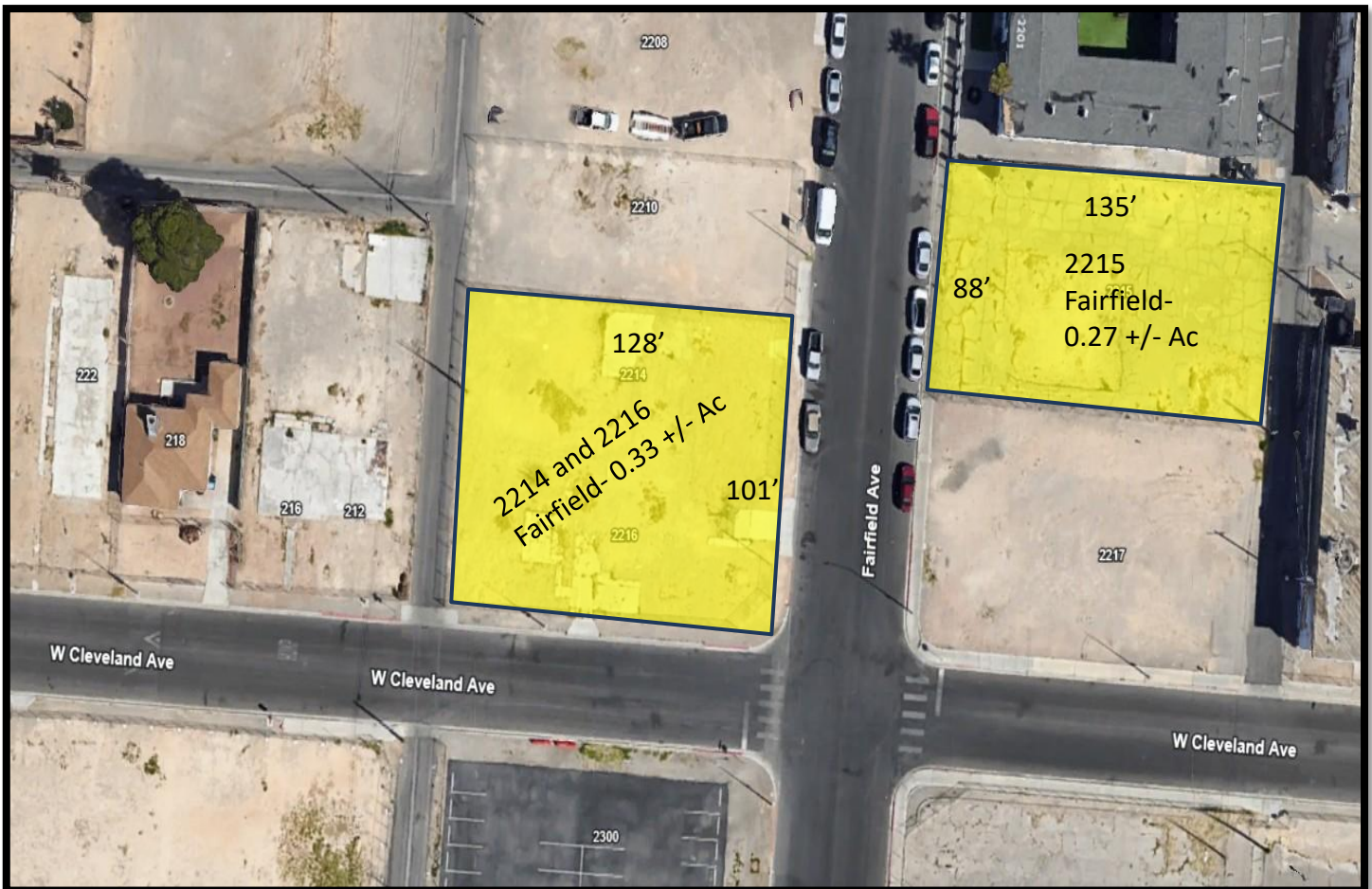
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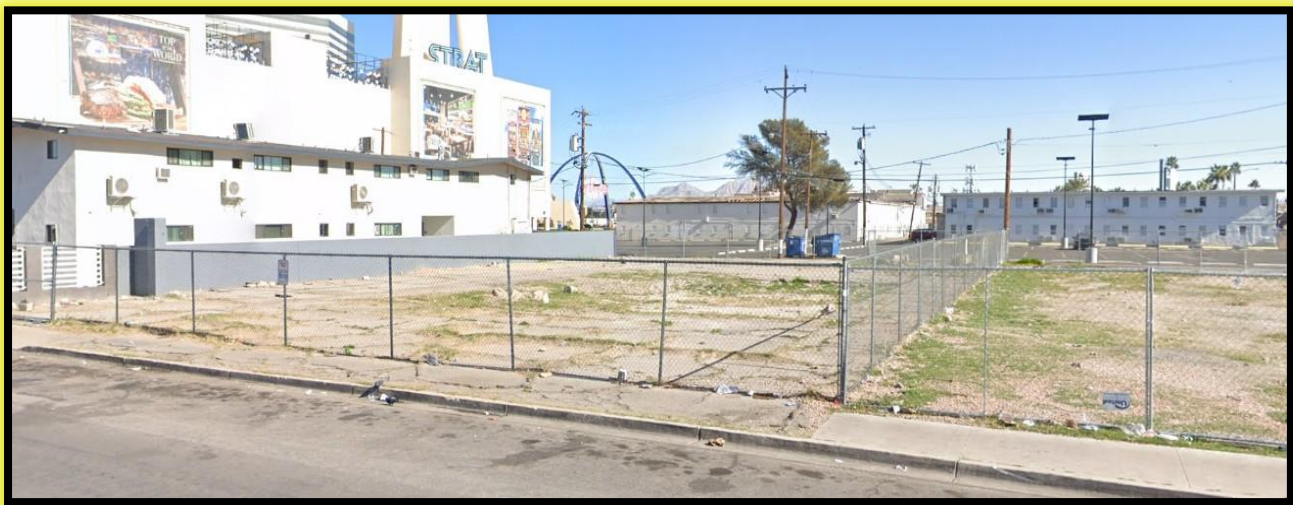
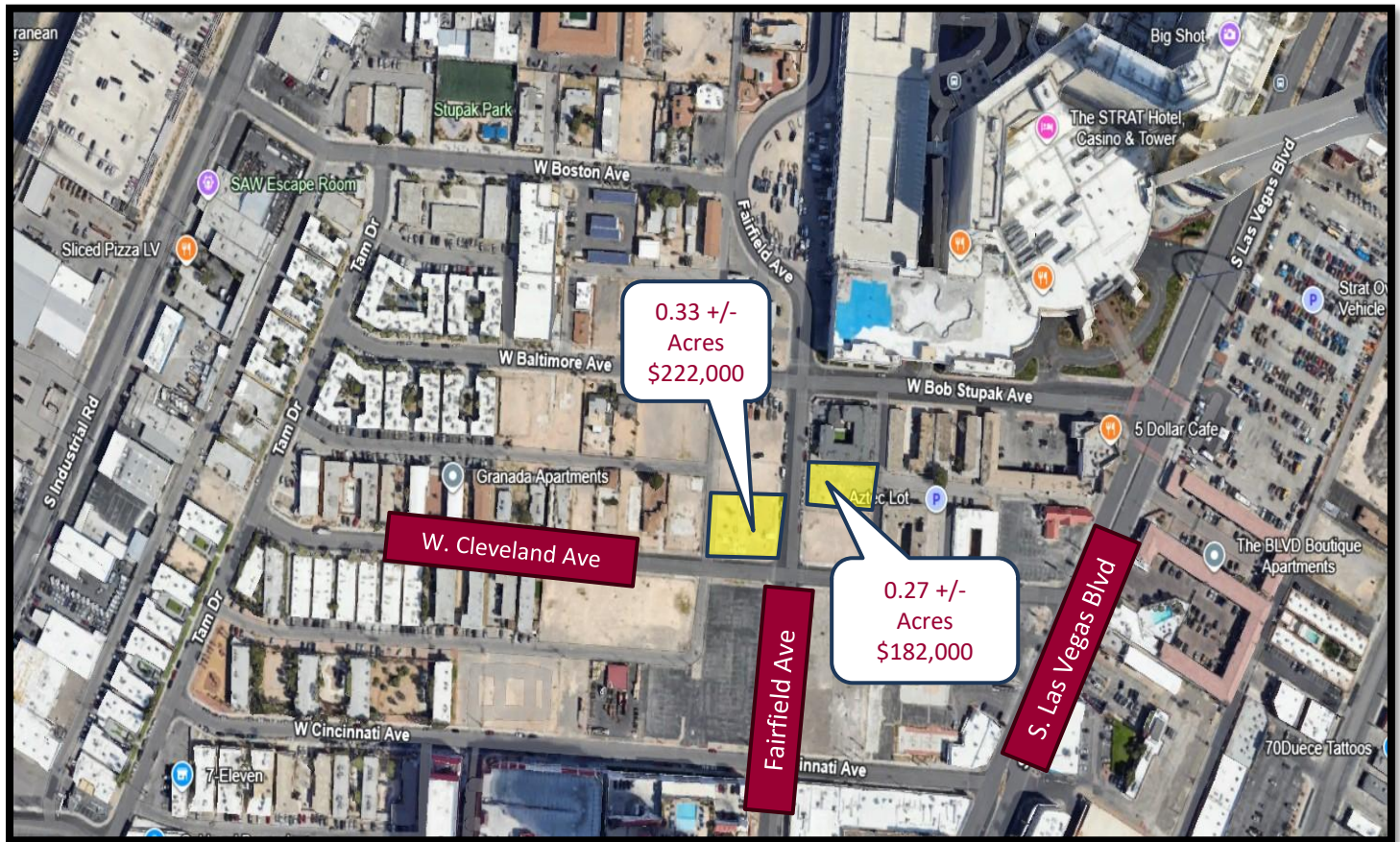
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