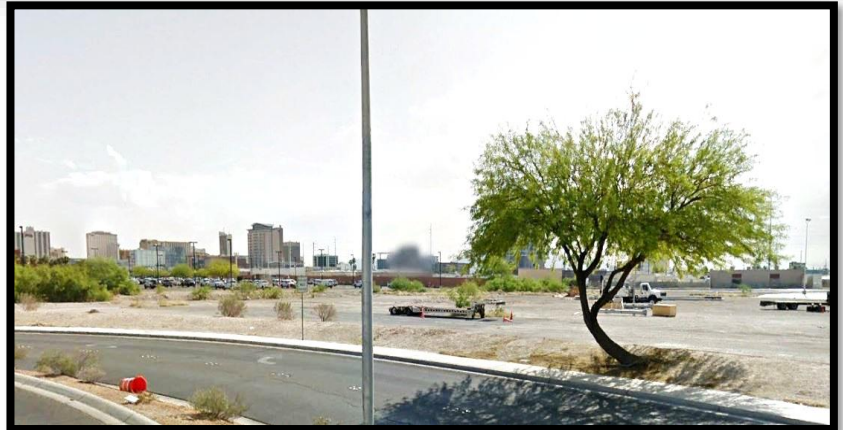


# EXCLUSIVE LISTING!

3.23 +/- Acres Land in Downtown Las Vegas 89106  
Listed for \$7,900,000



- ❖ APN # 139-33-810-007/ 008
- ❖ 3.23 +/- Acres land
- ❖ Zoned PD-Planned Development – near Downtown Las Vegas
- ❖ City of Las Vegas jurisdiction
- ❖ Close to Symphony Park, Smith Center, Premium Outlet Mall, Clark County Government Center, Arts District
- ❖ 2026 Taxes: \$36,141.96
- ❖ Improved road with lights, sidewalks.
- ❖ Located in the Opportunity Zone



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

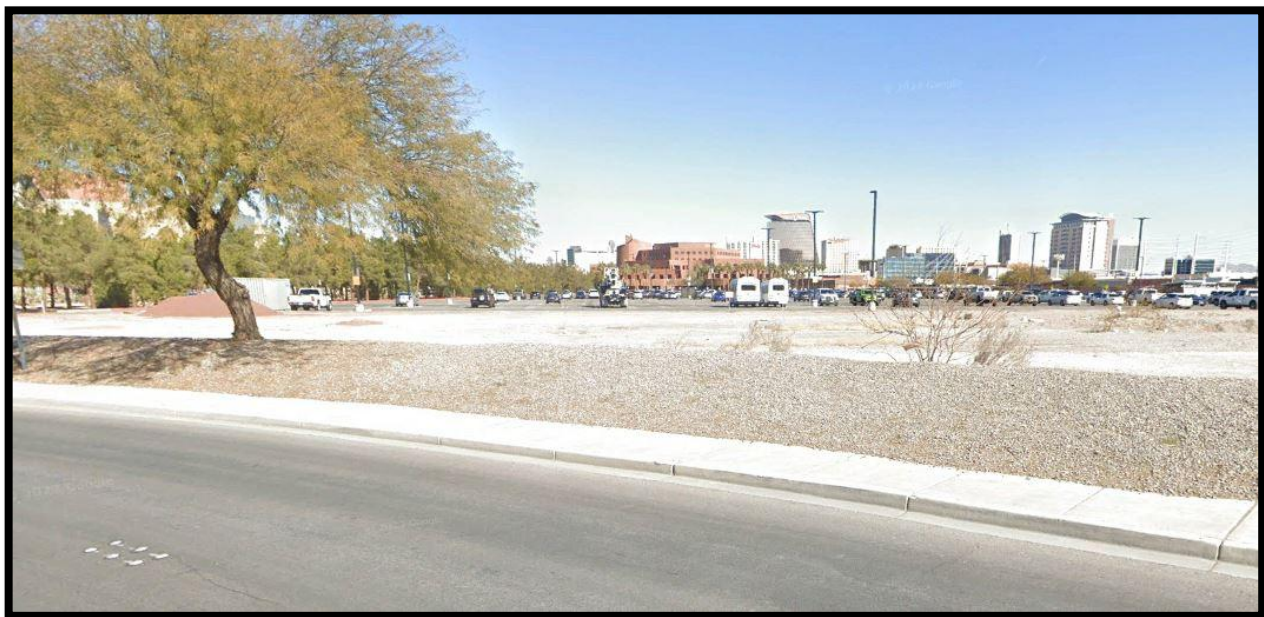
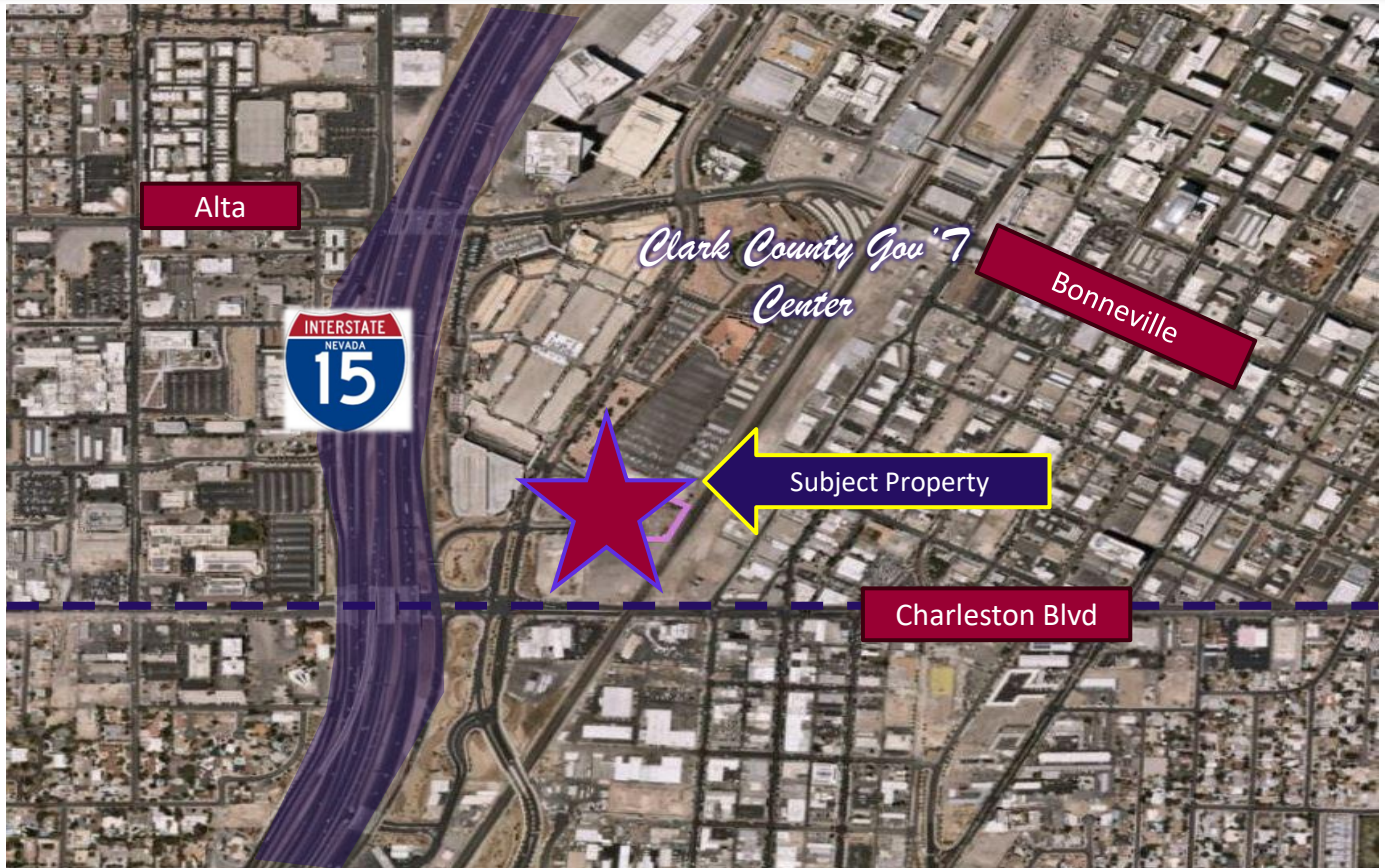
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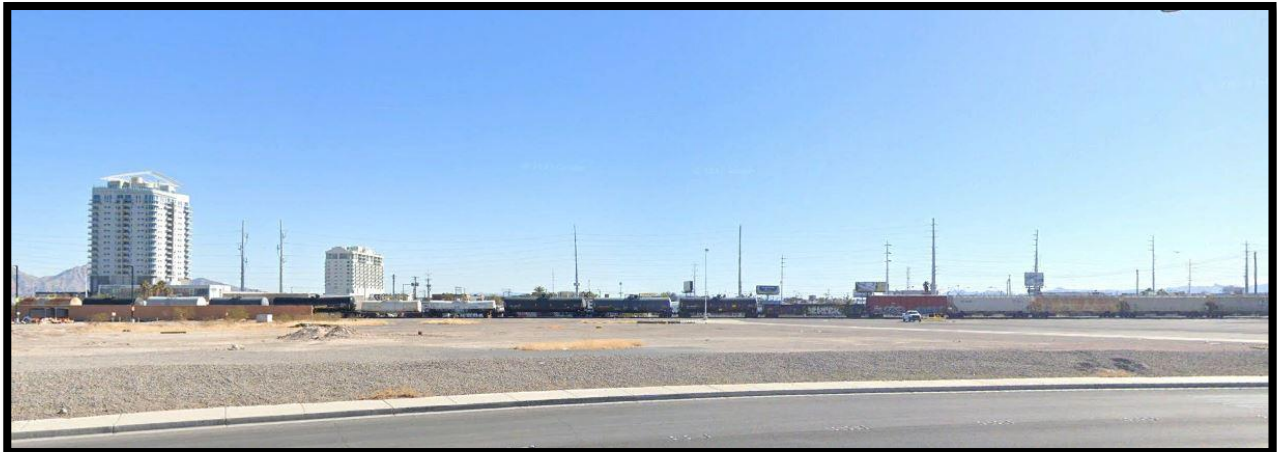
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