

307-319 S Main St

0.53 Acres of Residential Land Offered at \$2,850,000 USD in Downtown Las Vegas, NV 89101



EXECUTIVE SUMMARY

Property is two parcels 139-34-210-003 and 004, with 174 feet of frontage on South Main Street. Traffic counts available on request. Property is vacant with exception of two story 8,900 square foot concrete block building with paved parking lot formerly Hotel built in the 1960's. Building to be demolished and property to be delivered 100% vacant

PROPERTY FACTS

Price	\$2,850,000
Sale Type	Investment or Owner User
Sale Conditions	Redevelopment Project
No. Lots	1

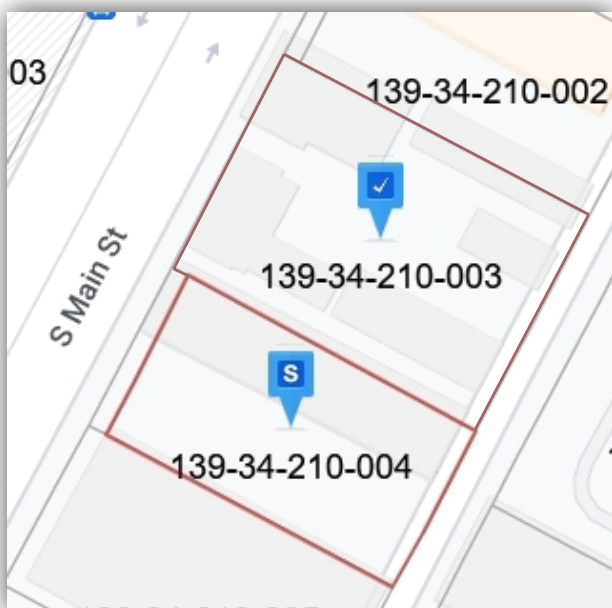
INVESTMENT HIGHLIGHTS

Urban Development site
Owner Financing, Below market rates to qualified.

Property Type	Land
Property Subtype	Residential
Total Lot Size	0.53 AC
Opportunity Zone	Yes

Urban half acre development site, On Main Street, Two parcels, 307-319 Main Street, one block to Golden Nugget, Plaza Hotel, Fremont Experience and City Hall.

Owner financing offered short or long term, below market interest rate, 30% down.



For more information
or to schedule viewing
call Kevin:
847.609.4663
or email:
KVPLNCN@AOL.COM

OAK BROOK REALTY & INVESTMENTS II, LLC



Las Vegas Office:
321 S. Casino Center
Suite #100
Las Vegas, NV 89101
Cell: 847.609.4663
Fax: 630.268.4444
kvplncn@aol.com

Corporate Office:
1000 Royce Blvd.
Oak Brook Lakes, IL 60181
630.268.4000

KEVIN M. PLENCNER