

EXCLUSIVE LISTING! - \$8,000,000

5.06 +/- Acres at Las Vegas Blvd & Frias Ave Las Vegas, NV 89183
10230 S Las Vegas Blvd Las Vegas, NV 89183



- Four Parcels: APN #'s 177-28-301-015/ 016/ 018/ 019
- Total 5.06 +/- Gross Acres
- Unincorporated Clark County Enterprise Jurisdiction
- Zoned CR- Limited Resort and Apartment for gaming enterprises, compatible commercial, and mixed commercial and residential uses.
- Planned Land Use is EM-Entertainment Mixed Use
- 338' frontage on LV Blvd
- Close to the South Point Casino & Resort
- South Vegas Valley area is booming with developments!
- 2025 Taxes: \$2,235.36; \$9,101.65; \$2,199.42; \$8,060.23



Mark Anthony Rua
Brokers

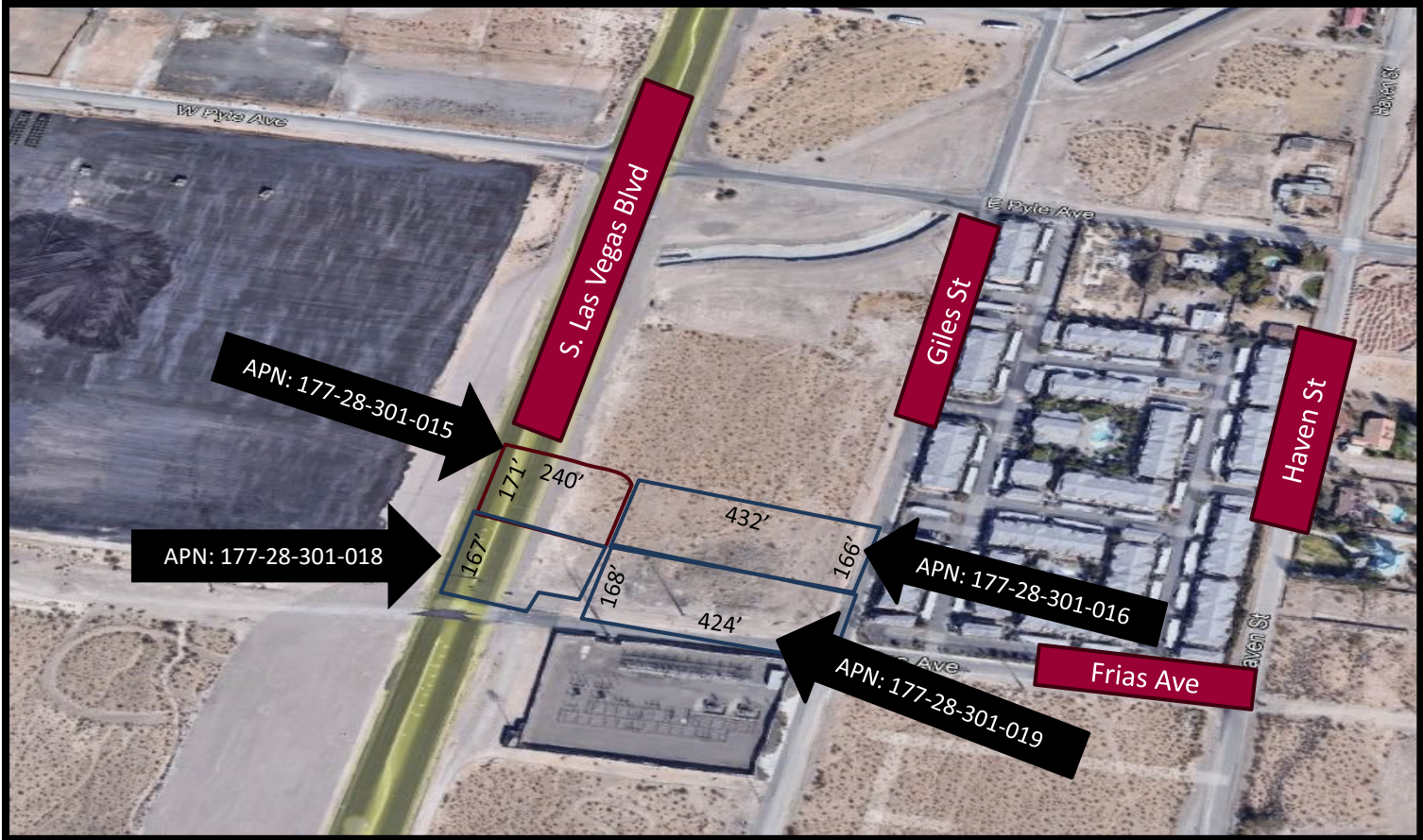
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Prime
location for
Investment!



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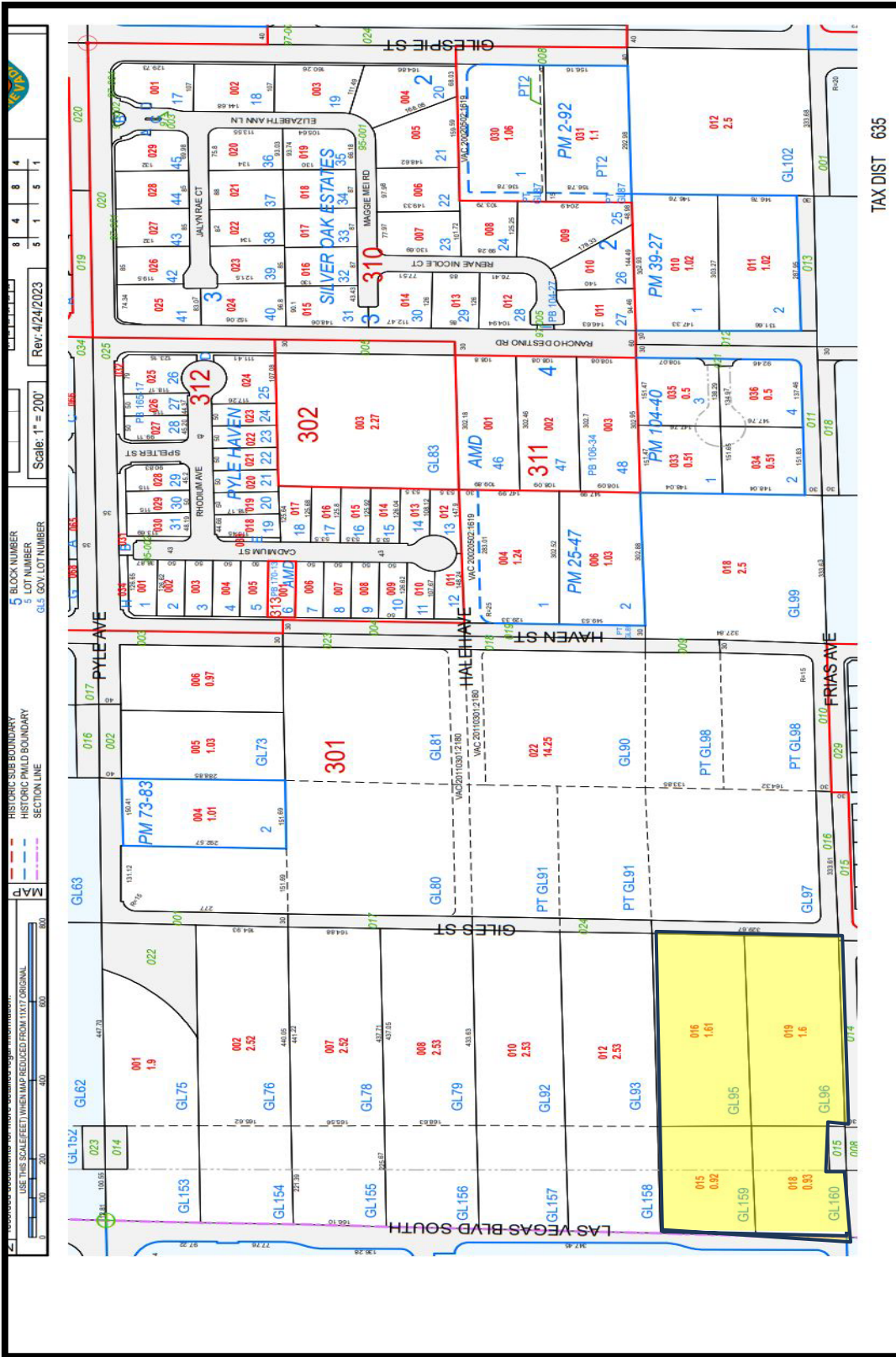


**Mark Anthony Rua**
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REAL ESTATE CONSOLIDATED

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**ERA**
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