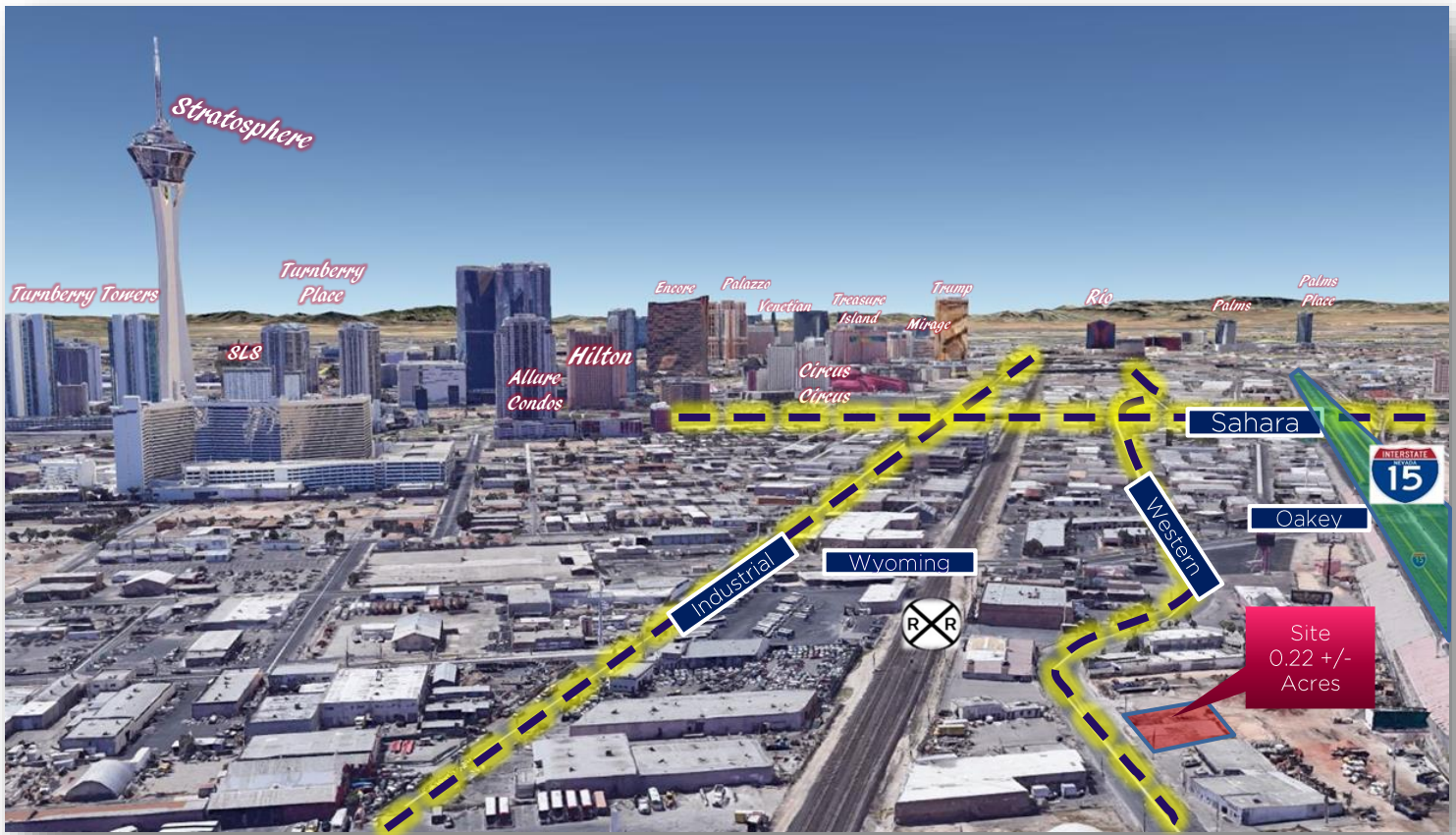


Exclusive Listing

0.22+/- Acres of Vacant Industrial Land For Sale \$499,000
1400 Western Avenue, Las Vegas, Nevada 89102



- ❖ APN # 162-04-602-002
- ❖ 0.22 +/- Acres
- ❖ 2019/20 Taxes \$990.58
- ❖ City of Las Vegas jurisdiction
- ❖ Zoned (M) Industrial District
- ❖ This is designed for heavy manufacturing industries located away from all residential development
- ❖ Well-developed industrial area between Las Vegas Strip and I-15. Access to I-15 from Sahara or Charleston

- ❖ Parcel is located between Charleston Blvd and Oakey Blvd/Wyoming Avenue.
- ❖ Land improvements include roads, sidewalks and gutters.
- ❖ Property is stubbed with all utilities.
- ❖ Only about 1.5 miles south of Fremont Street Experience
- ❖ The famous SLS and Stratosphere casinos are nearby with restaurants and entertainment.

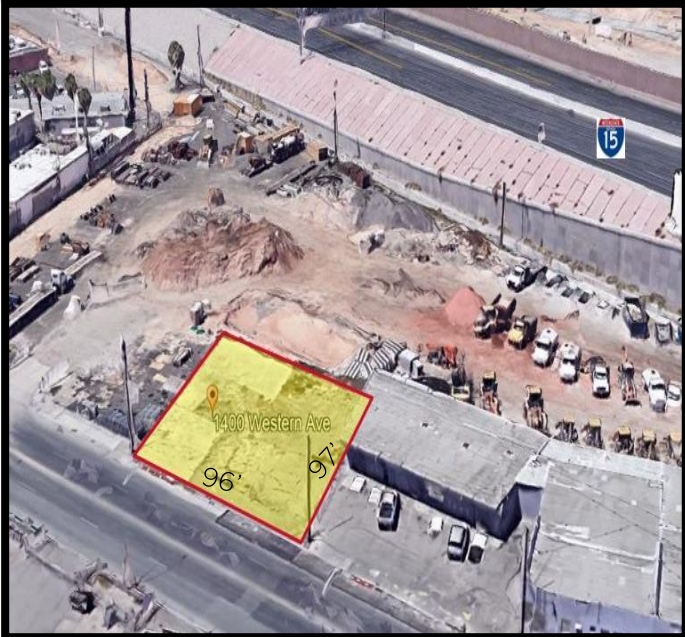
 **Mark Anthony Rua**
ERA Brokers
REAL ESTATE CONSOLIDATED

Office: 702-992-7534
Lic# 26655 Cell: 702-595-6244
2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com

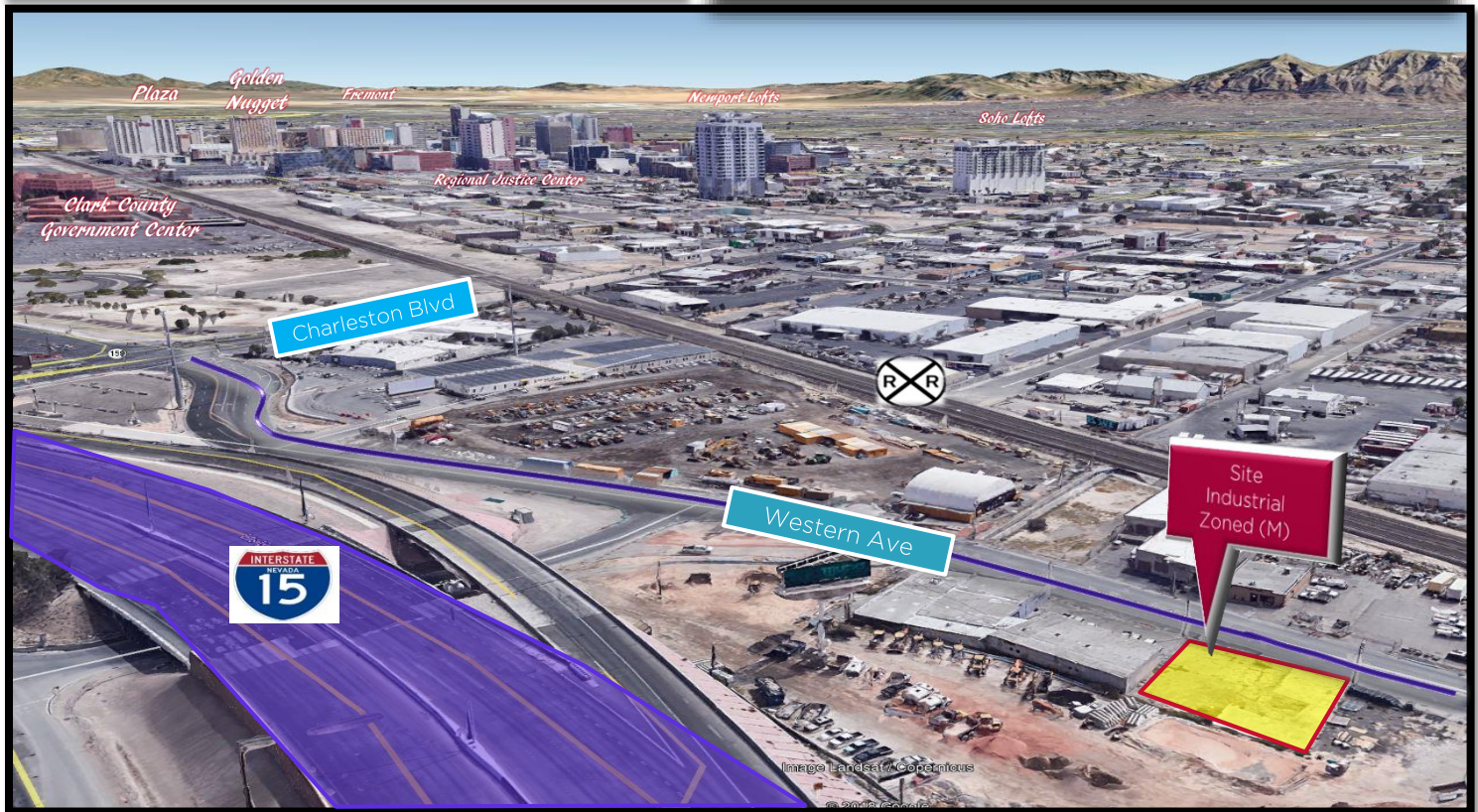


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Demographics (3 sq. mile radius-2018)		Trends 2018-2023 Annual Rate
Population	53,405	1.92%
Median Household Income	\$53,920	3.99%
Number of Households	18,370	1.89%
Owner Occupied Housing Units	12,028	2.55%



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The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.

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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 1:12,177 ORIGINAL.

MAP LEGEND

- Parcel Boundary
- Sub Boundary
- PLD Boundary
- Match / Leader Line
- Historic Sub Boundary
- Historic PLD Boundary
- Section Line
- Condominium Unit
- Air Space PCL
- Right of Way PCL
- Sub-Surface PCL
- Sub-Surface PCL
- PLD Boundary
- Historic Sub Boundary
- Historic PLD Boundary
- Section Line

ASSESSOR'S PARCELS - CLARK CO., NV.
 Michele W. Srafte - Assessor

Scale: 1" = 200'

Rev: 02/09/2011

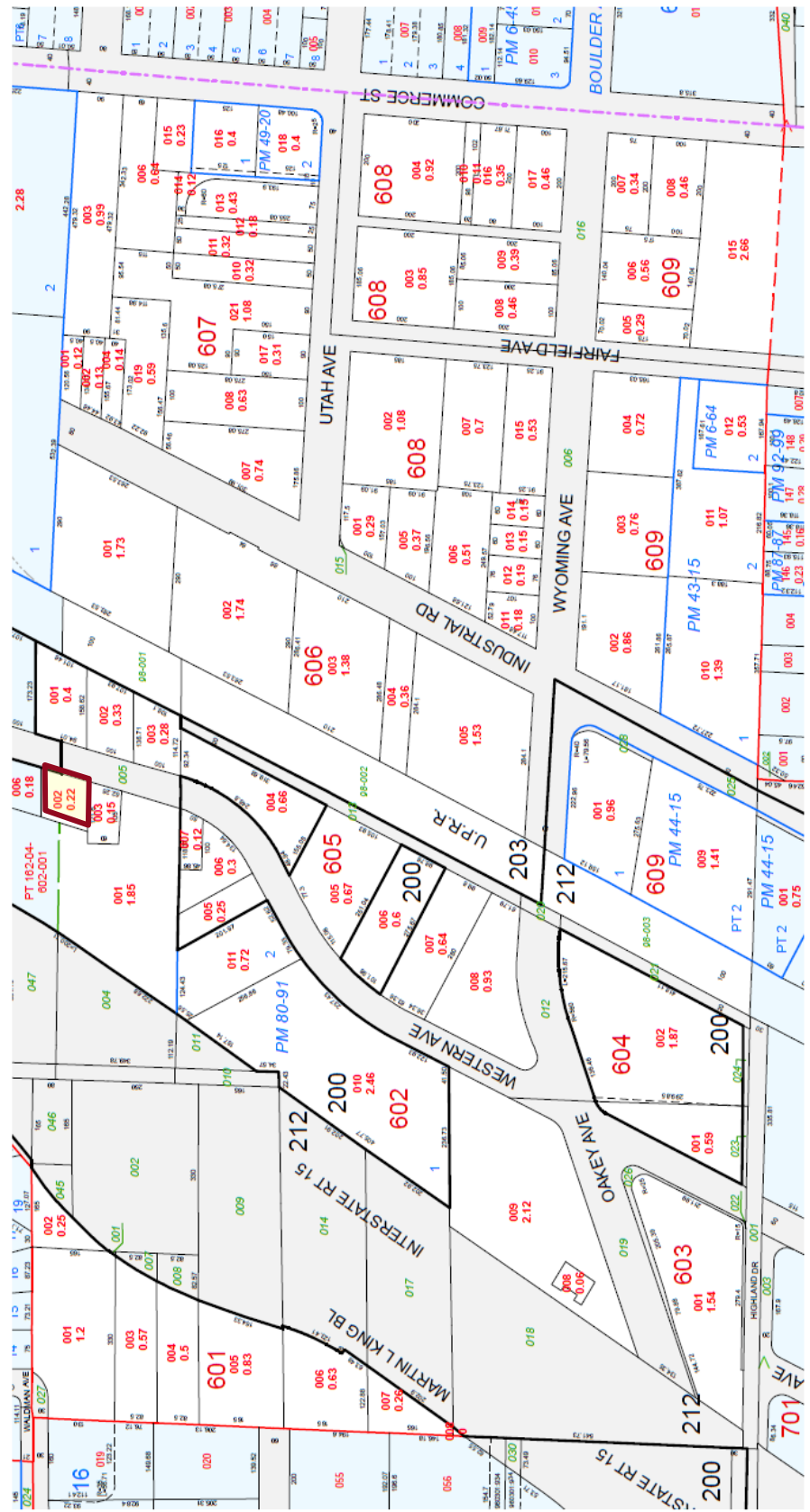
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162-04-6



TAX DIST 200,212,203

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