

EXCLUSIVE LISTING!

0.68 +/- Acres-Mixed Use- Downtown Las Vegas
 Listed \$926,065 1422 Fremont Street Las Vegas, NV 89101



- ❖ APN # 139-35-310-062/ 066
- ❖ 0.68 +/- Total acres/ SWC Lot
- ❖ City of Las Vegas Jurisdiction
- ❖ Zoned T4 Main Street (T4-MS)- Mixed Use
- ❖ Parcel is fenced
- ❖ Improved streets with curb, gutters, lights and utilities
- ❖ Downtown area close to casinos, resorts, high rises, court house, and more!
- ❖ 2025/ 26 Taxes \$3,170.36 for both parcels

Demographics-2025 3-mile radius		Trends
Population	208,613	0.59%
Owner Occupied Housing	28,013	1.22%
Median Household Income	\$47,722	2.99%



Mark Anthony Rua
Brokers

Office: 702-992-7534
 Cell: 702-595-6244

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com



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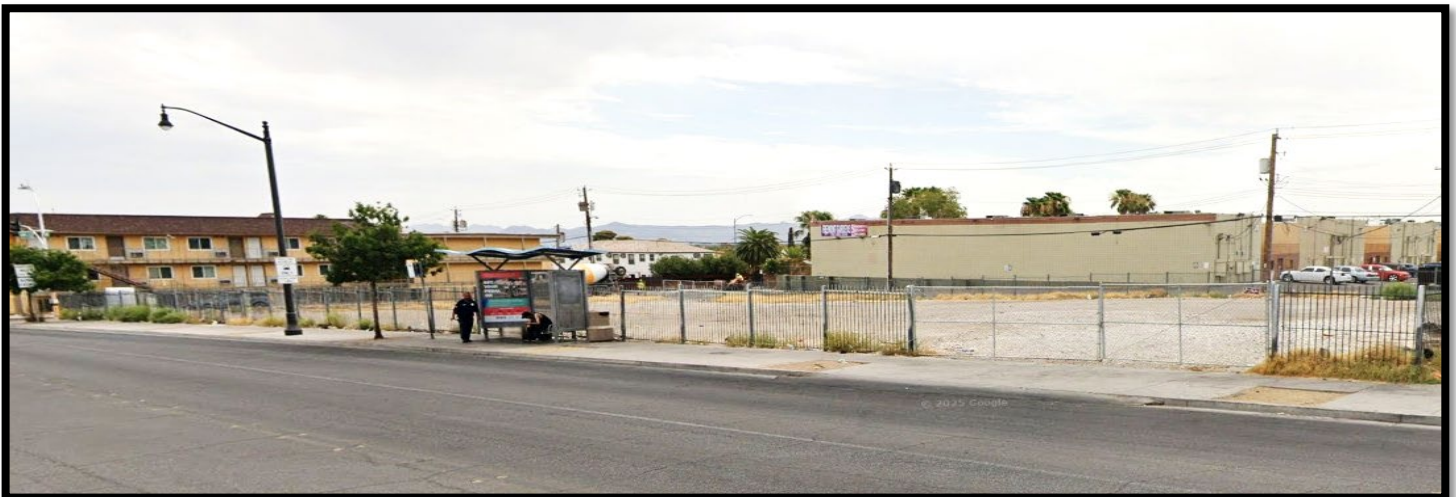
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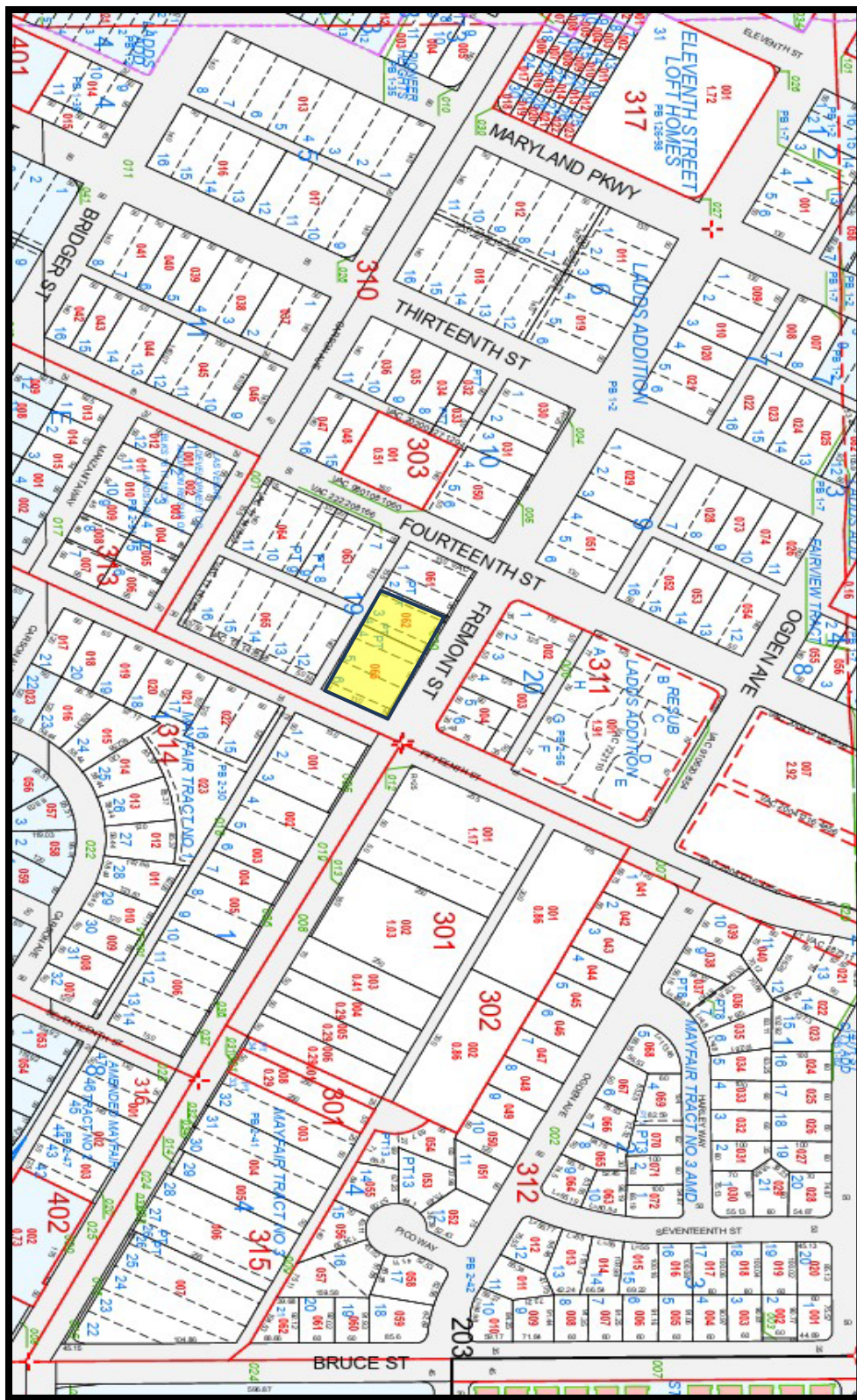
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