

For Sale

Flex Property W/ Secured Yard | East Las Vegas



3255 E. St. Louis Ave.
Las Vegas, NV 89104

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Listing Snapshot



\$1,500,000

Sale Price



± 2,398 SF

Total Square Footage
(Office + Shop)



± 1,816 SF

Total Square Footage (Office)



± 582 SF

Total Square Footage (Shop)



± 0.65 AC

Total Acreage



Industrial Light (IL)

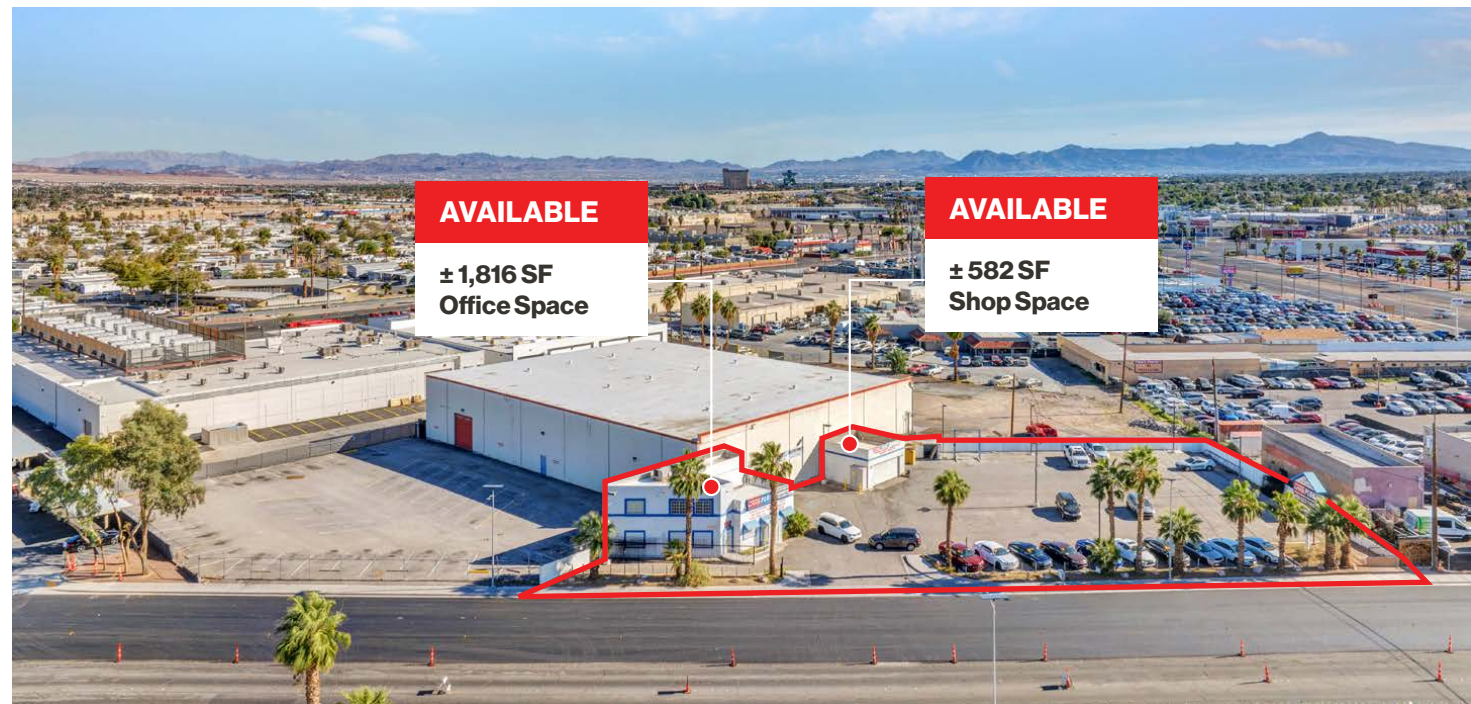
Zoning

Property Overview

- Currently occupied by an established auto dealership tenant, featuring approximately ± 1,816 SF of two-story office space and ± 582 SF of detached shop space. Lease through April 2026.
- ± 0.65 AC parcel with Industrial Light (IL) zoning delivers an optimal combination of office, shop, and secured yard space, addressing the diverse operational needs of industrial users. All fencing materials convey with the sale.
- The two-story office features contemporary finishes and institutional-quality amenities, including four (4) private offices, a dedicated conference room, and restroom facilities, creating an environment conducive to professional business operations.
- Strategically positioned in the Central East Valley submarket with 221-feet of frontage on St. Louis Avenue, the property benefits from ± 46,000 average daily vehicles on nearby Boulder Highway and convenient 15-minute access to Harry Reid International Airport.

Demographics

	1-mile	3-mile	5-mile
2025 Population	24,576	235,356	525,178
2025 Average Household Income	\$61,240	\$69,547	\$73,474
2025 Total Households	9,738	89,545	194,401







Property Photos



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