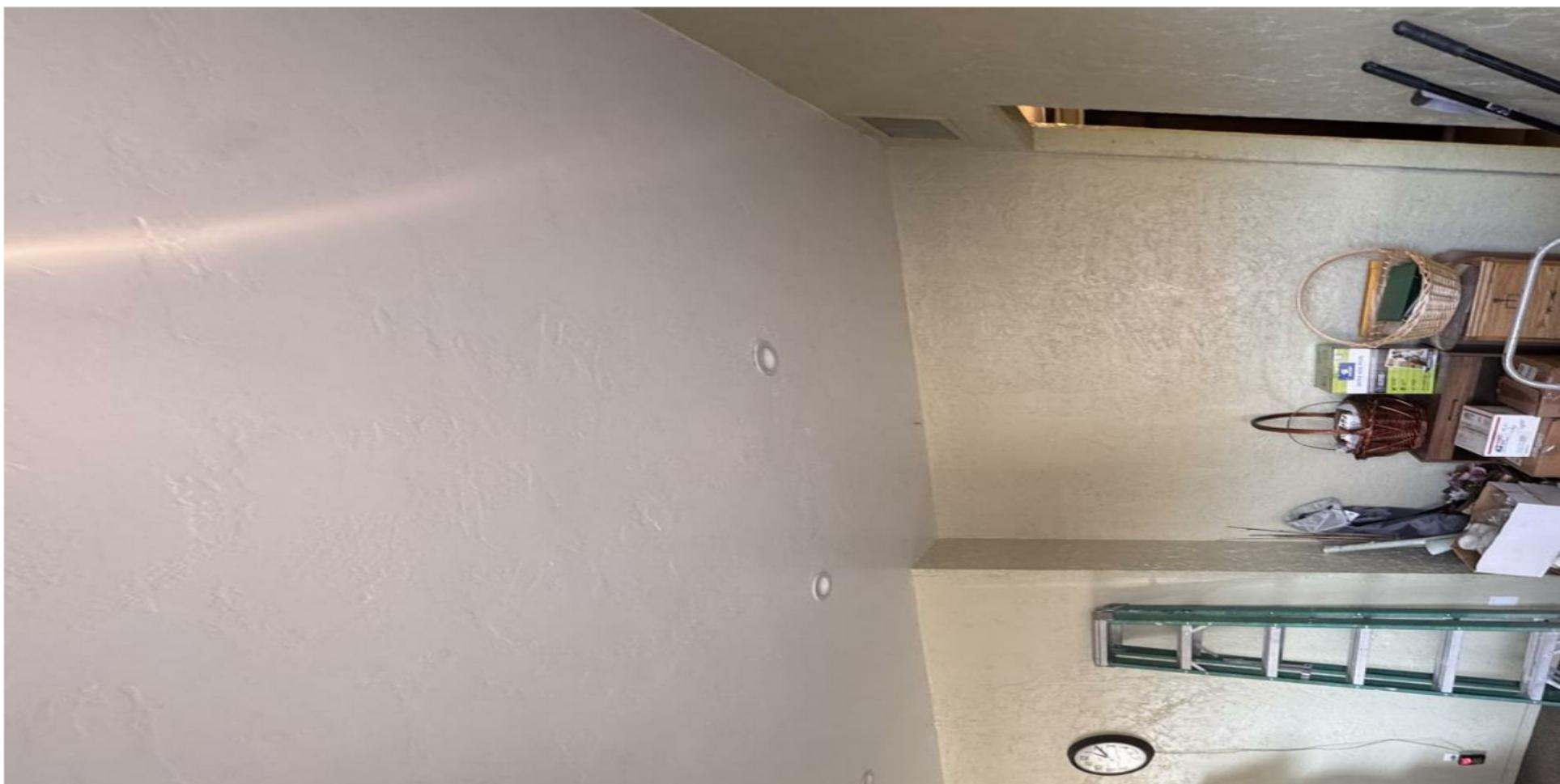


1812 SANTA PAULA DR

1812 SANTA PAULA DR
LAS VEGAS, NV 89104





INVESTMENT SUMMARY

1812 Santa Paula Drive

Las Vegas, Nevada

Multifamily-Zoned Infill Development Opportunity

Prepared Exclusively By

The OGRE Network

Effort + Consistency = Results

EXECUTIVE SUMMARY

1812 Santa Paula Drive represents a compelling multifamily-zoned infill development opportunity located in a central Las Vegas submarket with sustained residential demand and limited land availability. The property is

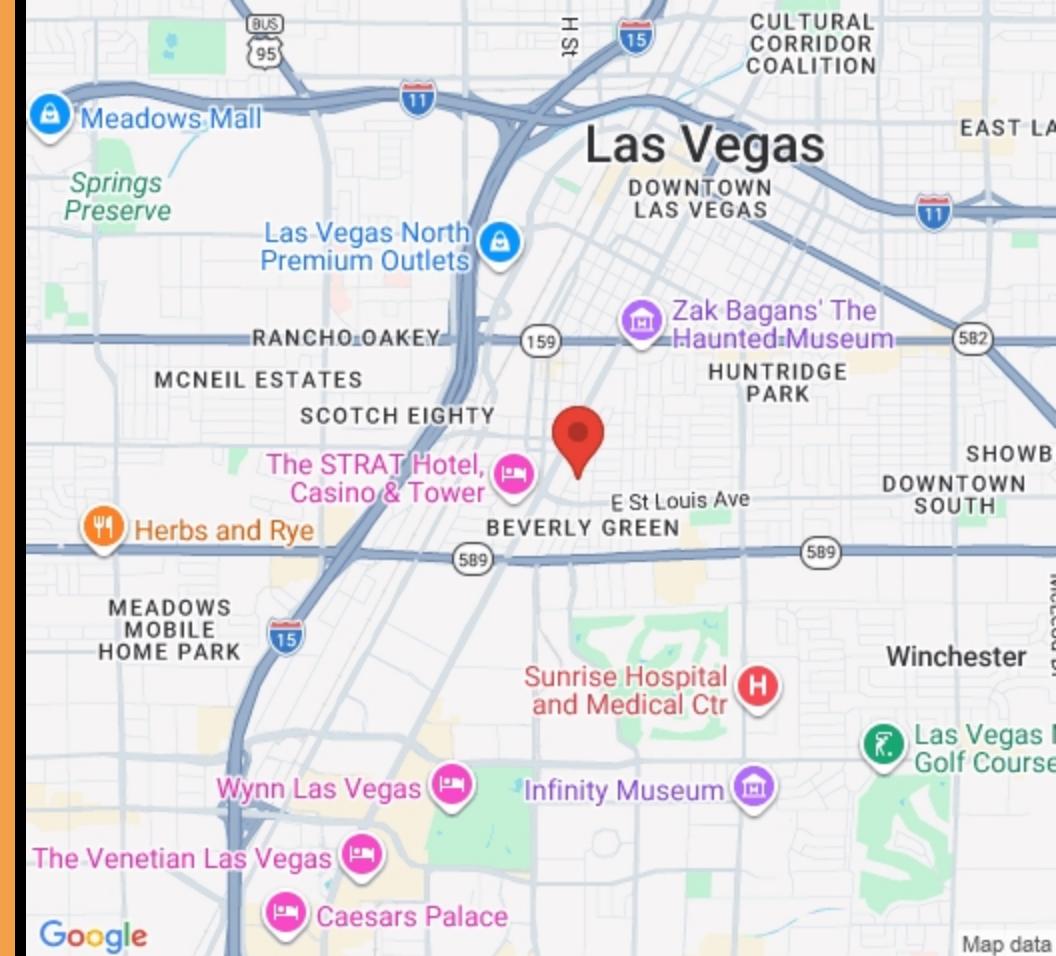
PROPERTY SUMMARY

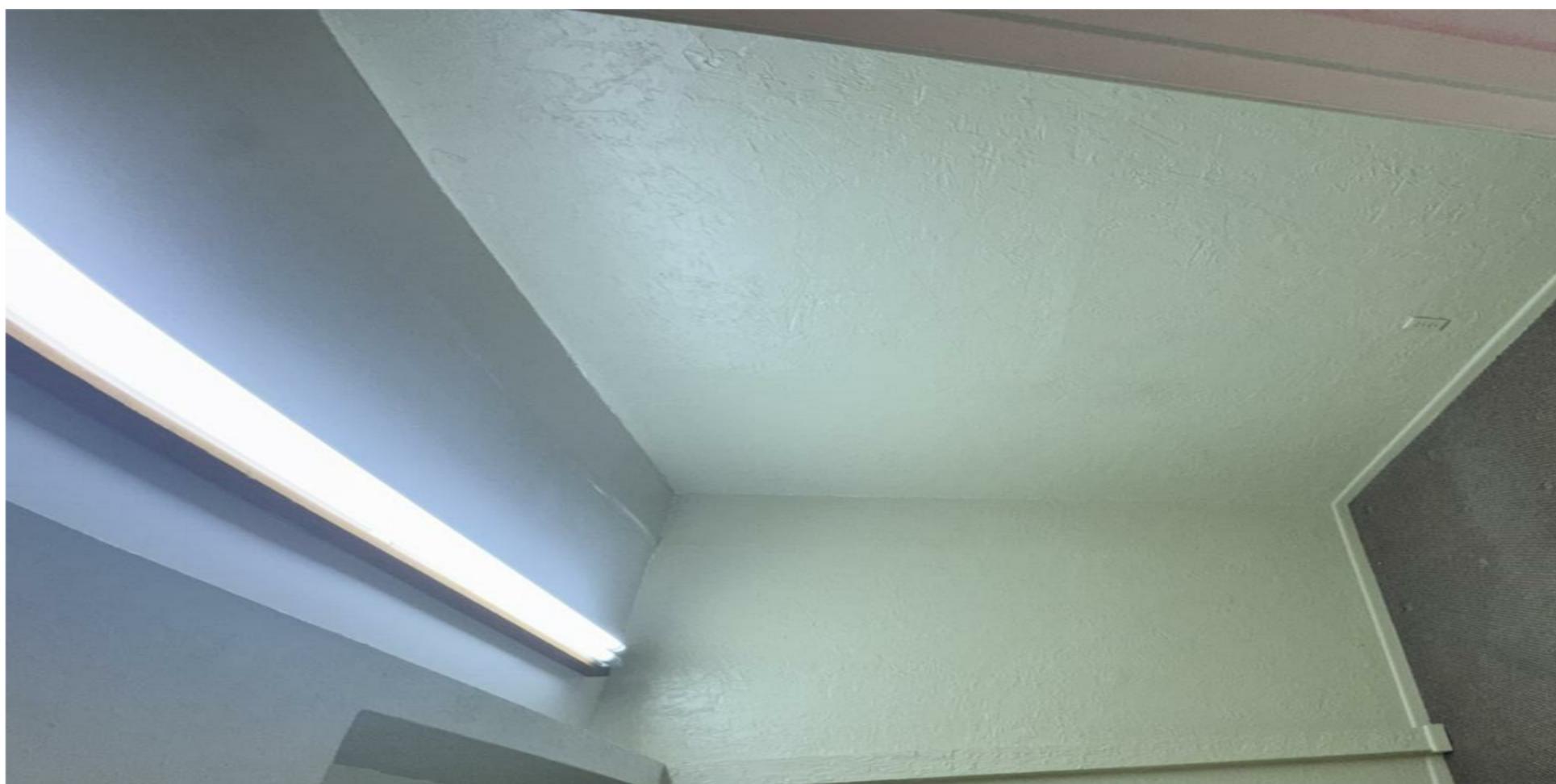
Offering Price	\$650,000
Building SqFt	1,614 SqFt
Year Built	1951
Lot Size (acres)	0.19
Parcel ID	162-03-312-014
Zoning Type	Commercial
County	Clark
Frontage	0.00 Ft
Coordinates	36.149261,-115.151224



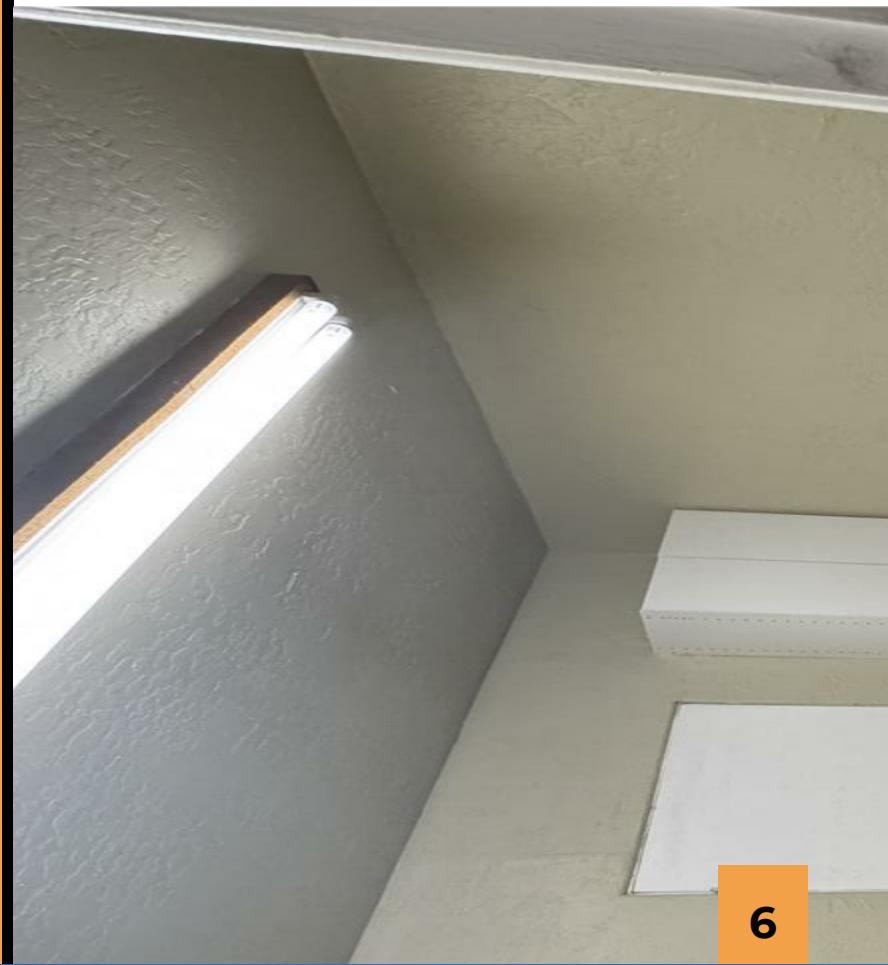
INVESTMENT HIGHLIGHTS

- Property is strategically located in the Las Vegas central market with direct frontage on Santa Paula Dr. The opportunity is being offered for \$650,000.00.





LOCATION HIGHLIGHTS



CITY OF LAS VEGAS

COUNTY

CLARK

INCORPORATED

5/14/1905

AREA

CITY 141.9 SQ MI

LAND 141.9 SQ MI

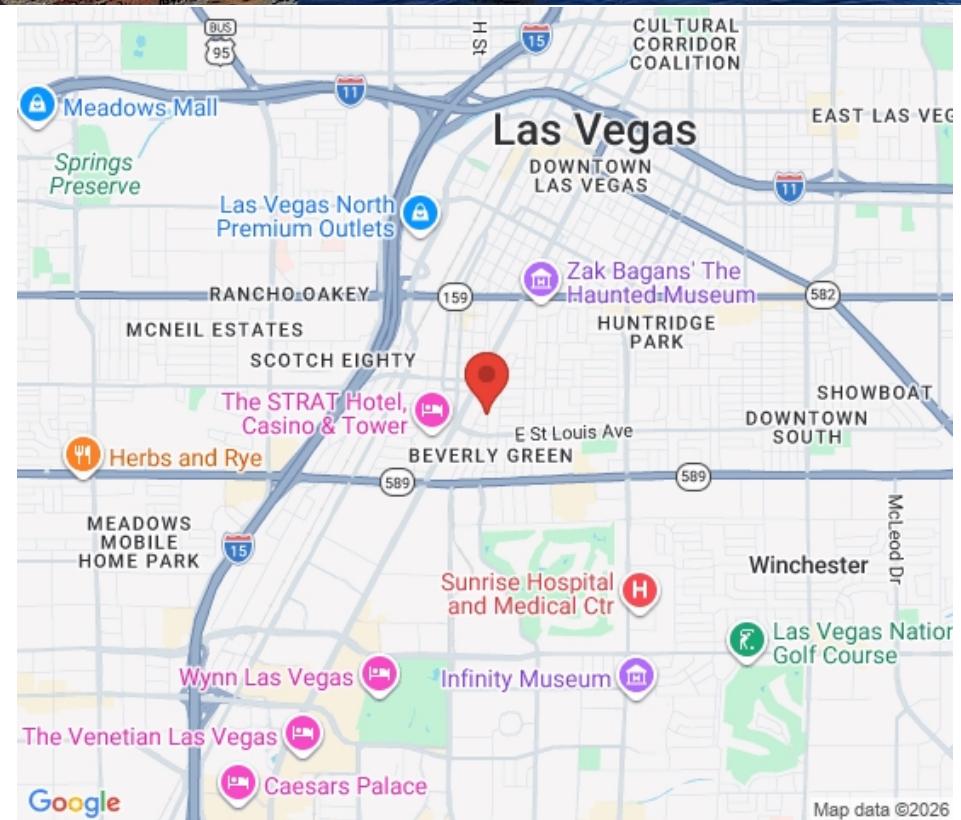
ELEVATION 2001 FT

POPULATION



ABOUT LAS VEGAS

Las Vegas, colloquially referred to as Vegas, is the most populous city in the U.S. state of Nevada and the seat of Clark County. It is the 24th-most populous city in the United States, with 641,903 residents at the 2020 census. The Las Vegas metropolitan area has an estimated 2.4 million residents and is the 29th-largest metropolitan area in the country.





CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from THE OGRE NETWORK - BROKERED BY KELLER WILLIAMS and it should not be made available to any other person or entity without the written consent of THE OGRE NETWORK - BROKERED BY KELLER WILLIAMS.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to THE OGRE NETWORK - BROKERED BY KELLER WILLIAMS. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. THE OGRE NETWORK - BROKERED BY KELLER WILLIAMS has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, THE OGRE NETWORK - BROKERED BY KELLER WILLIAMS has not verified, and will not verify, any of the information contained herein, nor has THE OGRE NETWORK - BROKERED BY KELLER WILLIAMS conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE OGRE NETWORK - BROKERED BY KELLER WILLIAMS ADVISOR FOR MORE DETAILS.

EXCLUSIVELY PRESENTED BY:



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