

STANDALONE OWNER-USER OFFICE BUILDING NEAR STRIP | ± 3,758 SF

522 E TWAIN AVE

LAS VEGAS, NV 89169



E TWAIN AVE BETWEEN PARADISE RD & S UNIVERSITY DR | CENTRAL EAST LV SUBMARKET

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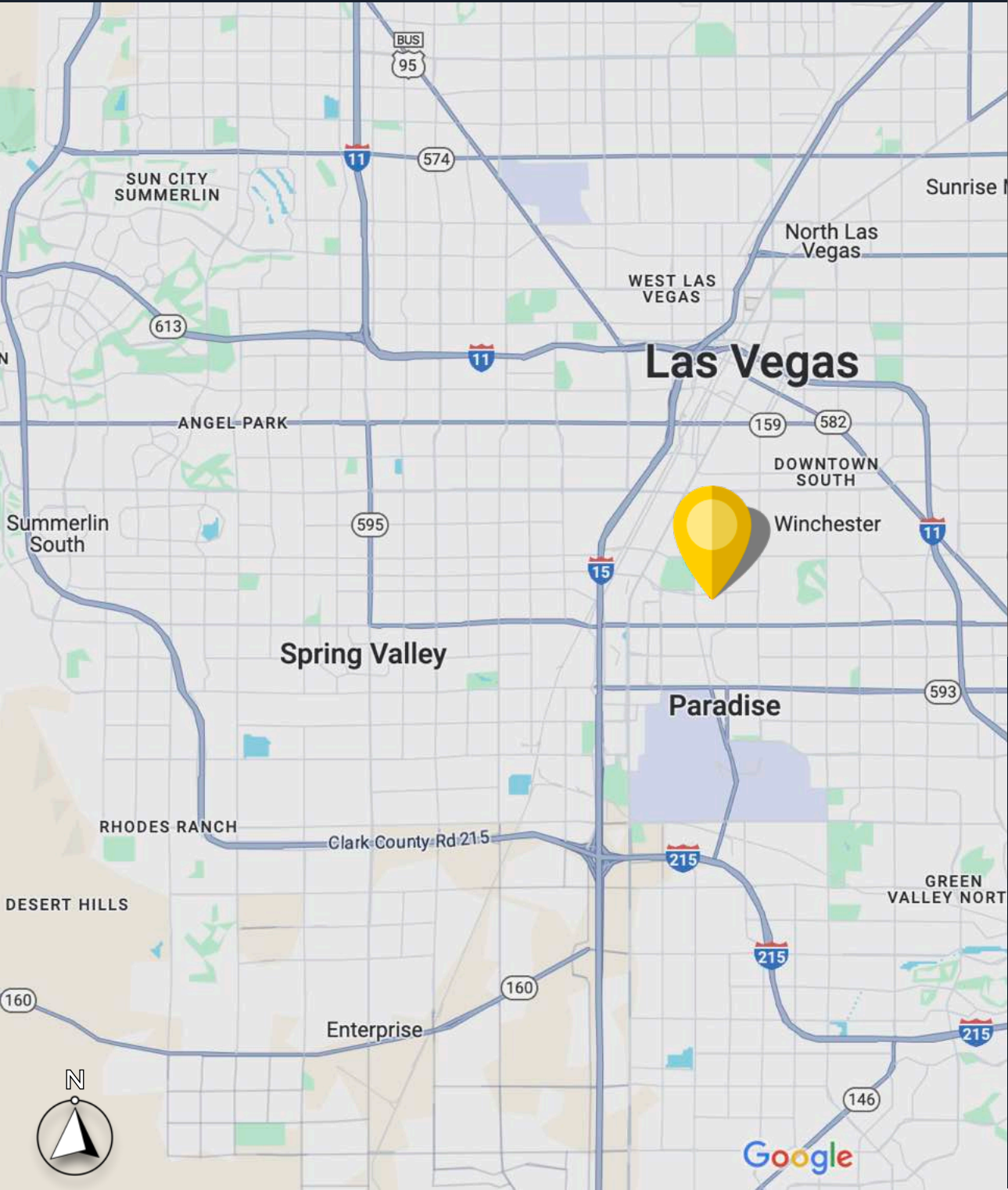
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9420 W Sahara Ave Ste 100 | Las Vegas, NV 89117



PROPERTY OVERVIEW

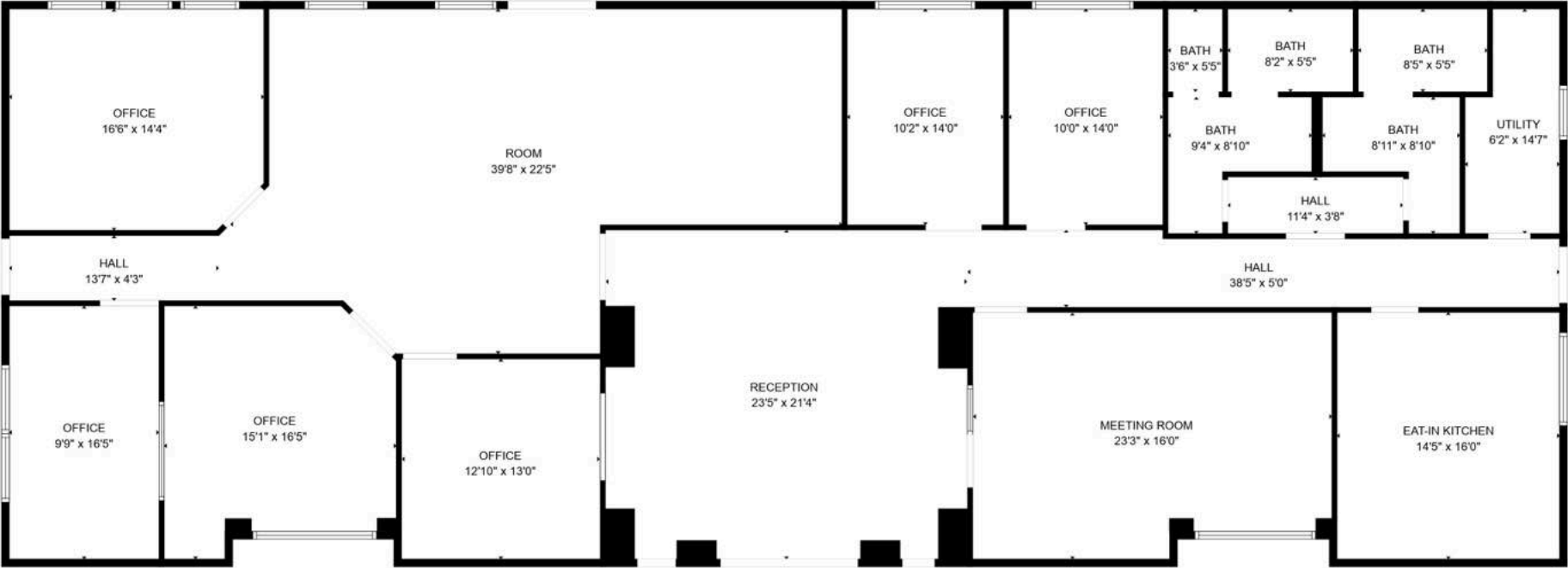


SUBMARKET:	Central East Las Vegas
APN:	162-15-313-004
ZONING:	Commercial Resort (C-R)
JURISDICTION:	Clark County Paradise
BUILT/RENOVATED:	1962/2024
BUILDING SIZE:	3,758 SF
LOT SIZE:	0.22 AC
PARKING RATIO:	8 spaces (2.13/1,000 SF)
ASKING PRICE:	\$995,000 (\$264.77 PSF)
CLOSE PROXIMITY TO:	<ul style="list-style-type: none">• Las Vegas Convention Center (1.1 mi)• The Strip (1.8 mi)• Harry Reid International Airport (3.8 mi)

DEMOGRAPHICS

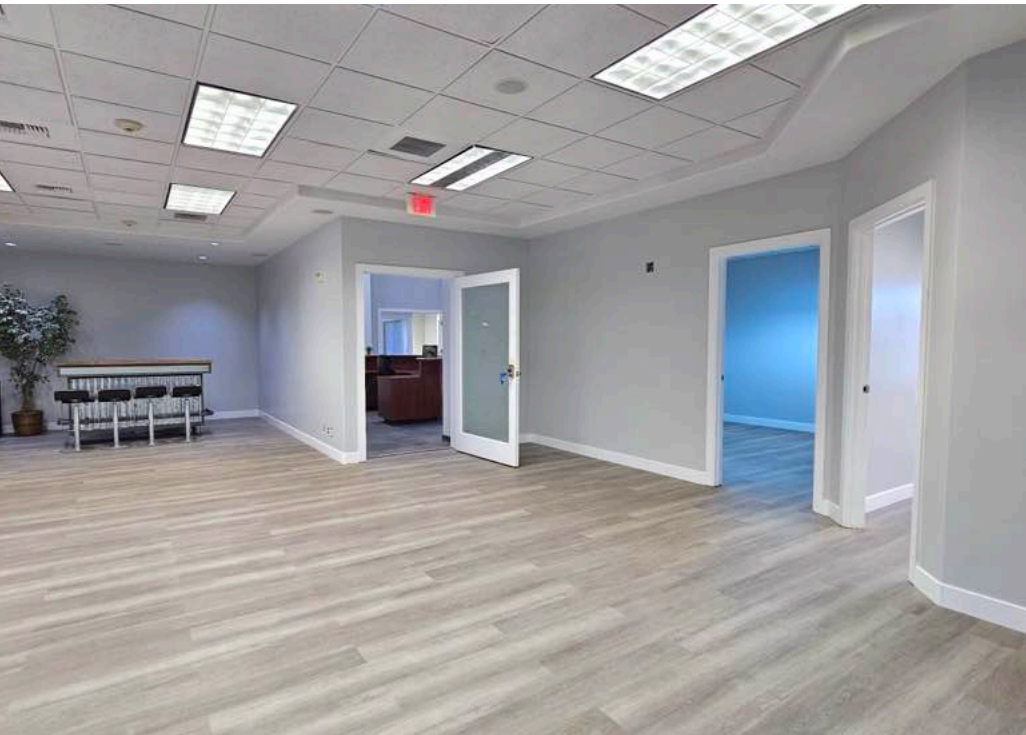
	1-mile	3-miles	5-miles
 POPULATION	26,403	160,966	427,831
 HOUSEHOLDS	12,896	72,270	173,871
 MEDIAN HH INCOME	\$33,365	\$40,945	\$41,463

FLOOR PLAN



3-D Virtual tour

PHOTOS



MAP



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