

EXCLUSIVE LISTING!

3,162 S.F. Commercial Bldg Listed for \$1,900,000
21 W. Army St. Henderson, NV 89015



APN # 179-18-710-041

3,162 S. F. Commercial Building-Zoned Downtown Mixed Use

Smoke Shop and Liquor Mart will be vacated and not included in the sale of the property.

Ideally located downtown Henderson near Emerald and The Pass Casinos

New Restaurants, multi-family developments and other projects lighting up the area!

2025 Taxes \$1,052.47

Seller Motivated! Make an Offer!



Mark Anthony Rua
Brokers

S.026655

Office: 702-992-7534
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2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com



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ASSessor's PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

179-18-7

N 2 SE 4

18

T22S R63E

Scale: 1" = 200'

Rev: 2/28/2023

Parcel Number: 62161, 160158, 159, 77178, 179181, 180, 91190, 183186

Map Legend:

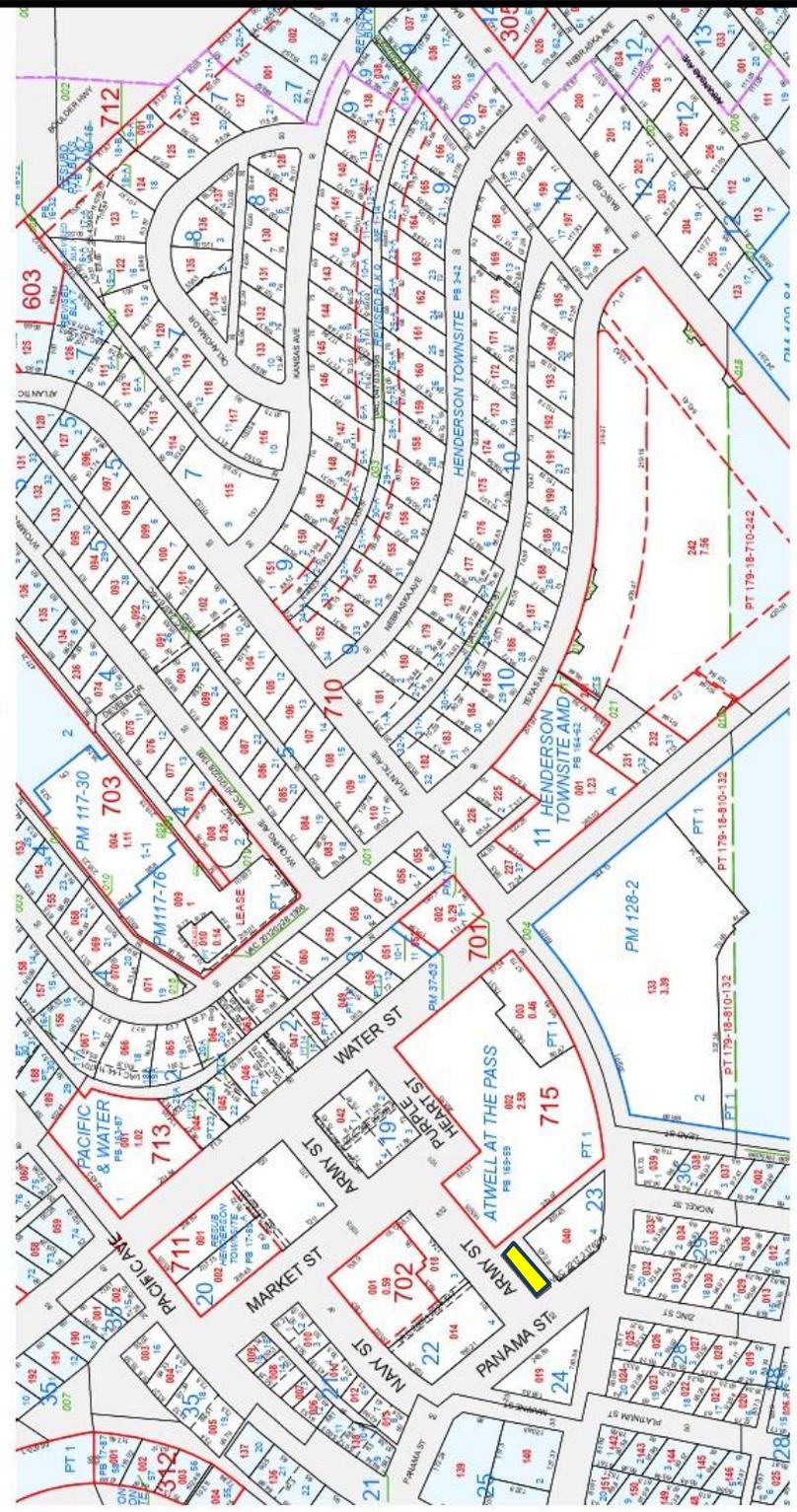
- Parcel Boundary
- Condominium Unit
- 007 Road Parcel Number
- 008 Air Space PCL
- 009 PCL Boundary
- 010 Right of Way PCL
- 011 Road Easement
- 012 Match / Leader Line
- 013 Sub-Surface PCL
- 014 202 Parcel Sub-Seq Number
- 015 PB 24-45 Play Recording Number
- 016 Historic Lot Line
- 017 Block Number
- 018 Historic PCL Boundary
- 019 Section Line
- 020 S.E. 001/ Lot Number

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 FREELY WHEN MAP REDUCED FROM THIS ORIGINAL.



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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 The price, data, and other information are subject to change or the listing may be withdrawn without notice.