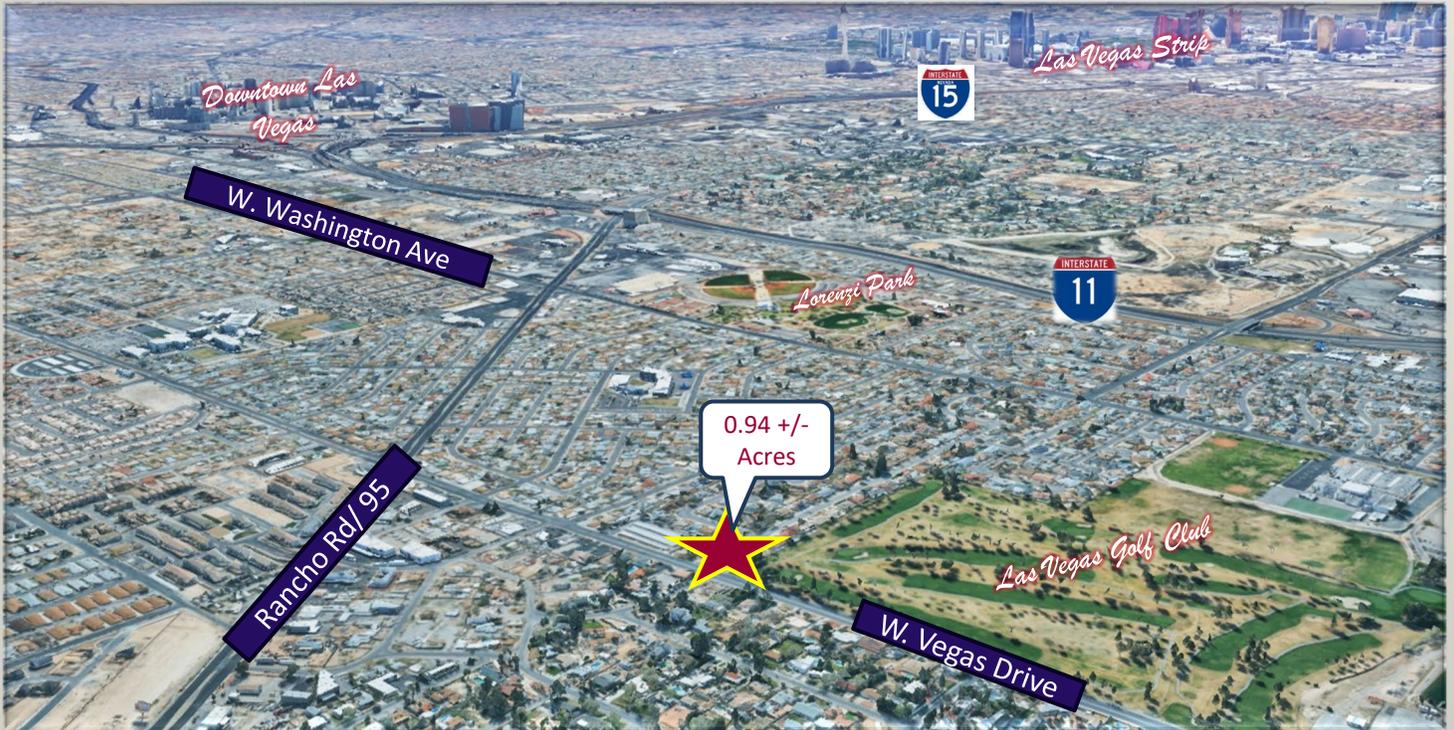


EXCLUSIVE LISTING!

0.94 +/- Acres Commercial Land for Lease \$7,000 monthly
3995 Vegas Drive Las Vegas, NV 89108



- APN # 139-30-501-001
- 0.94 +/- Acres
- City of Las Vegas Jurisdiction
- Zoned C-1-Limited Commercial-small-scale, low intensity retail and service businesses serving the local community
- Improved streets with curbs, gutters, lights, utilities
- Parcel is fenced
- 205' frontage on Vegas Drive
- Established centralized commercial area near the Rancho Road Business District
- 2024 Traffic Counts Rancho at Vegas-36,500 per NDOT
- Next to the Las Vegas Golf Club
- 2025 Taxes-\$2,803.59



Mark Anthony Rua
Brokers

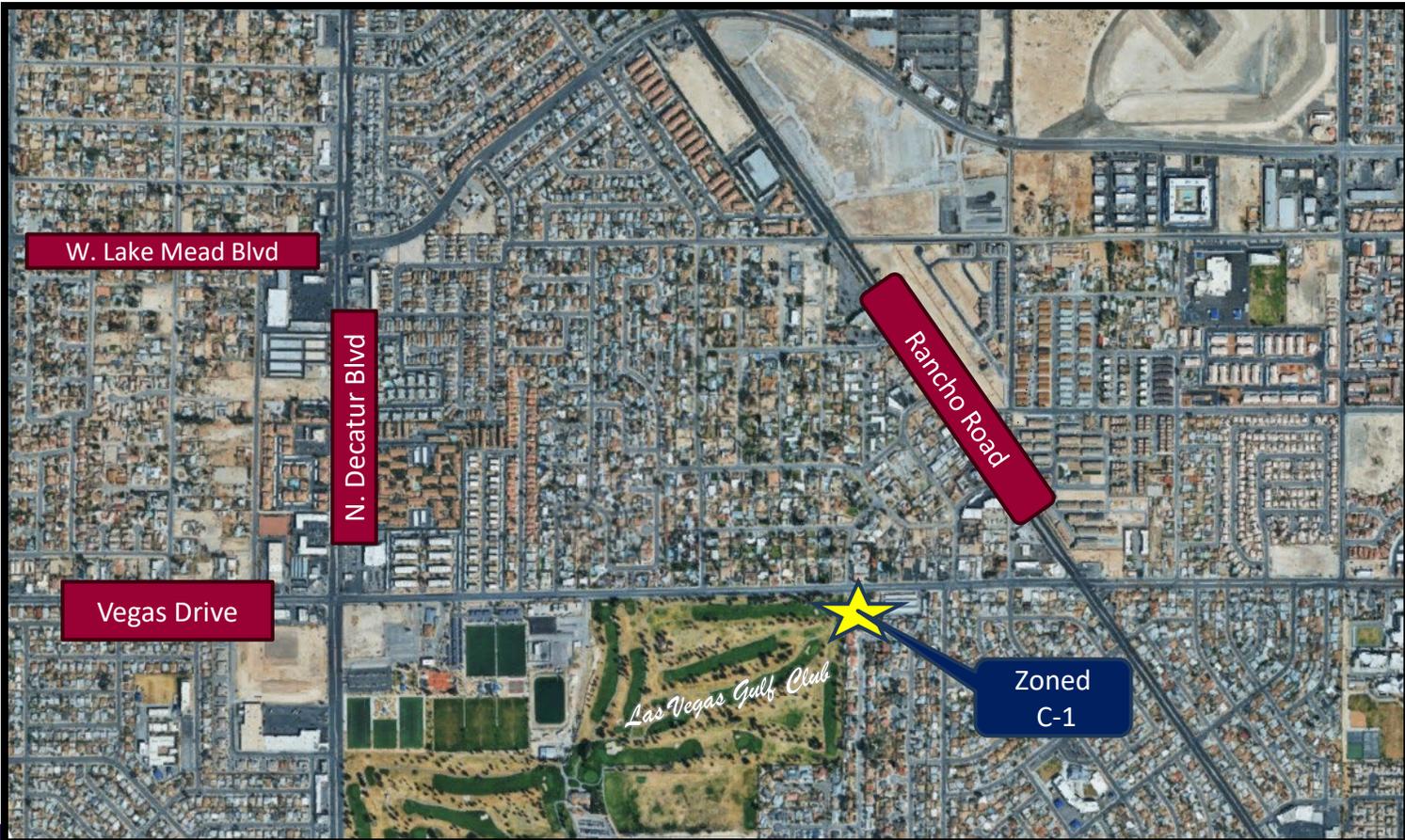
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2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com

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



0.94 +/- Acres Commercial Land for Lease



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0.94 +/- Acres Commercial Land for Lease



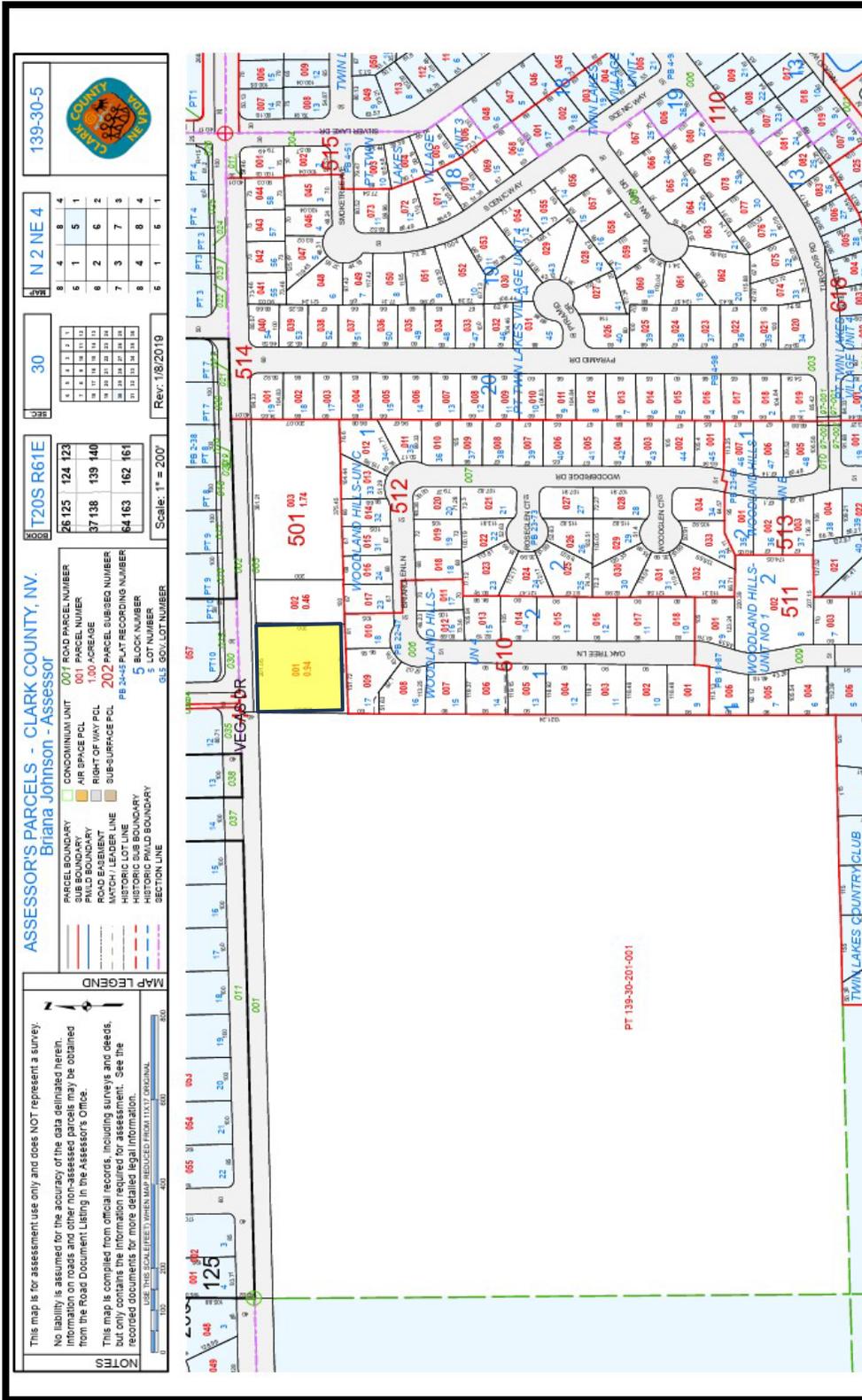
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Parcel Map



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