

## **EXCLUSIVE LISTING!**

8,479 S.F. Commercial Building \$3,400,000  
3015 Fremont Street, Las Vegas, NV 89104



- ❖ APN # 162-01-601-037
- ❖ 8,479 Square Feet Commercial Building
- ❖ Currently operating as a nightclub
- ❖ Zoned CR-Commercial Resort/  
Planned Land Use-Entertainment  
Mixed Use
- ❖ Unincorporated Clark County-Sunrise  
Manor jurisdiction
- ❖ Construction year: 1962
- ❖ Huge parking lot! Fenced Perimeter
- ❖ Estimated Lot Size: 2.02 +/- Acres
- ❖ 2026 Taxes: \$8,664.42

- ❖ Perfect for events, clubs, restaurants
- ❖ Fully remodeled space includes bar  
area, kitchen and restrooms
- ❖ Full kitchen with hood, grease trap,  
cooler, freezer
- ❖ LED signs and dance floor, mood  
lighting
- ❖ Private upstairs Party area with own  
restroom overlooking the Club
- ❖ 180 parking spaces
- ❖ Excellent area on busy street near  
Downtown Las Vegas!



**Mark Anthony Rua**  
**Brokers**

S.026655

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

2855 St Rose Parkway, Suite 100, Henderson, NV 89052  
[markanthonyrua@gmail.com](mailto:markanthonyrua@gmail.com) [www.mrlandlasvegas.com](http://www.mrlandlasvegas.com)



3015 Fremont Street, Las Vegas, NV 89104



**Mark Anthony Rua**  
**Brokers**

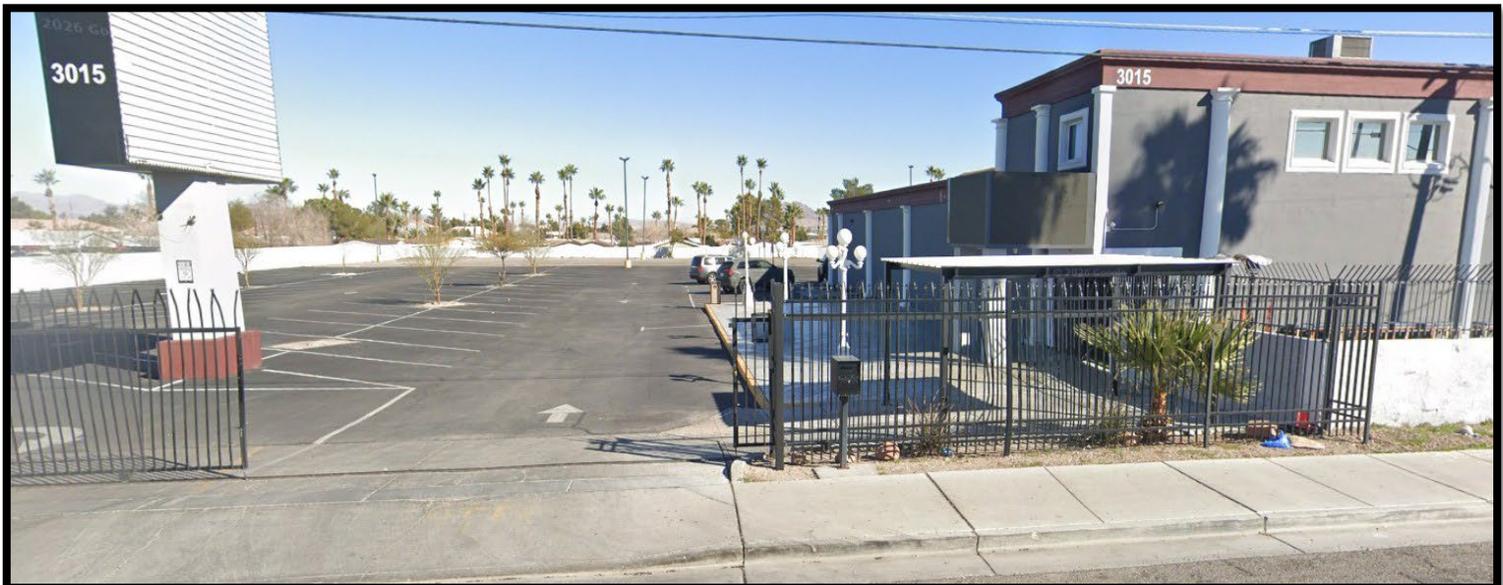
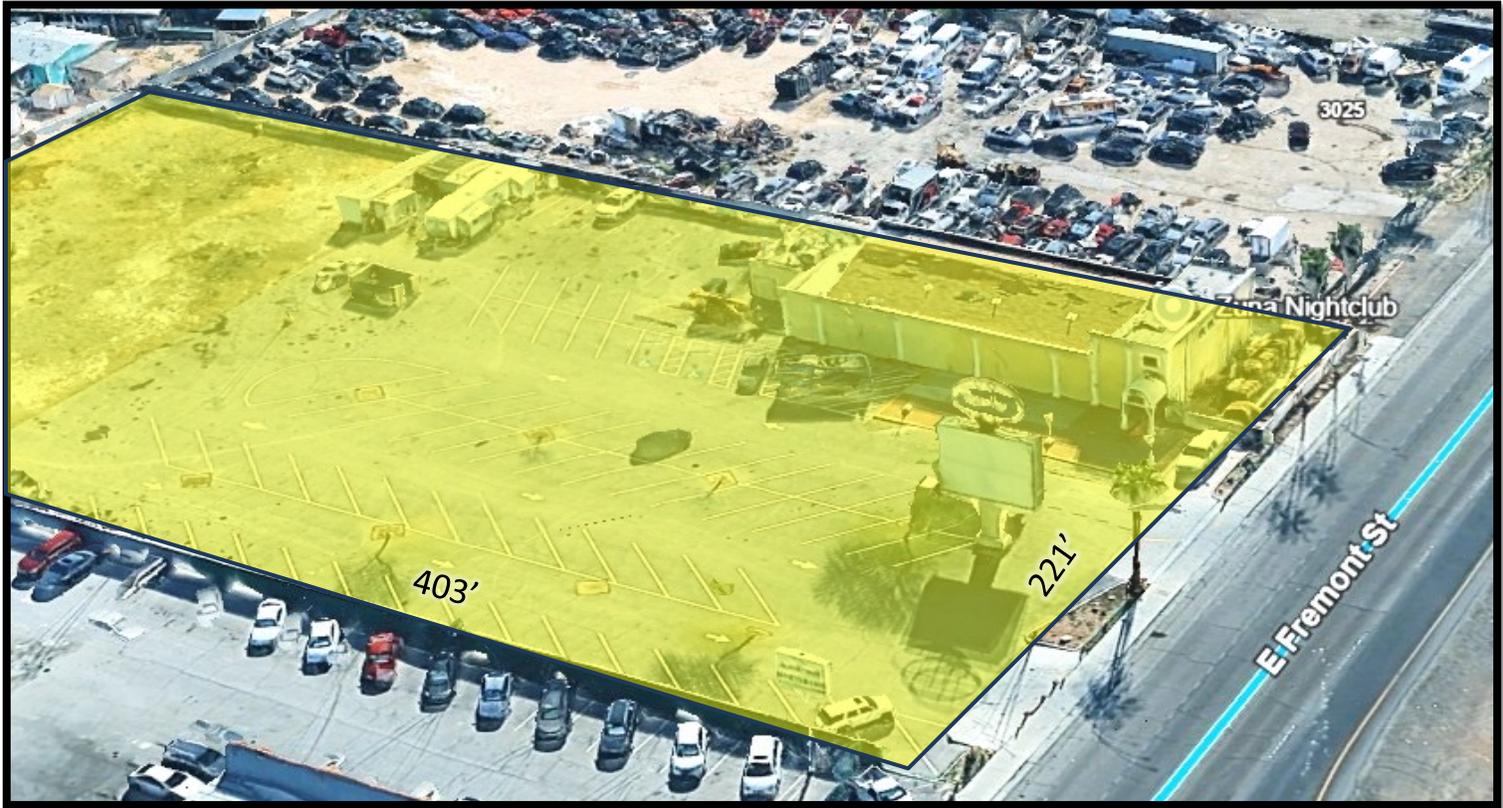
2855 St Rose Parkway, Suite 100, Henderson, NV 89052  
[markanthonyrua@gmail.com](mailto:markanthonyrua@gmail.com) [www.mrlandlasvegas.com](http://www.mrlandlasvegas.com)

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



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 The price, data, and other information are subject to change or the listing may be withdrawn without notice.

# 3015 Fremont Street, Las Vegas, NV 89104



**Mark Anthony Rua**  
**Brokers**

2855 St Rose Parkway, Suite 100, Henderson, NV 89052  
[markanthonyrua@gmail.com](mailto:markanthonyrua@gmail.com) [www.mrlandlasvegas.com](http://www.mrlandlasvegas.com)

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



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.

**ASSESSOR'S PARCELS - CLARK COUNTY, NV.**  
 Brianna Johnson - Assessor

162-01-6 S2 NE 4 1

T21S R61E

REV: 8/27/2019 Scale: 1" = 200'

MAP LEGEND

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.

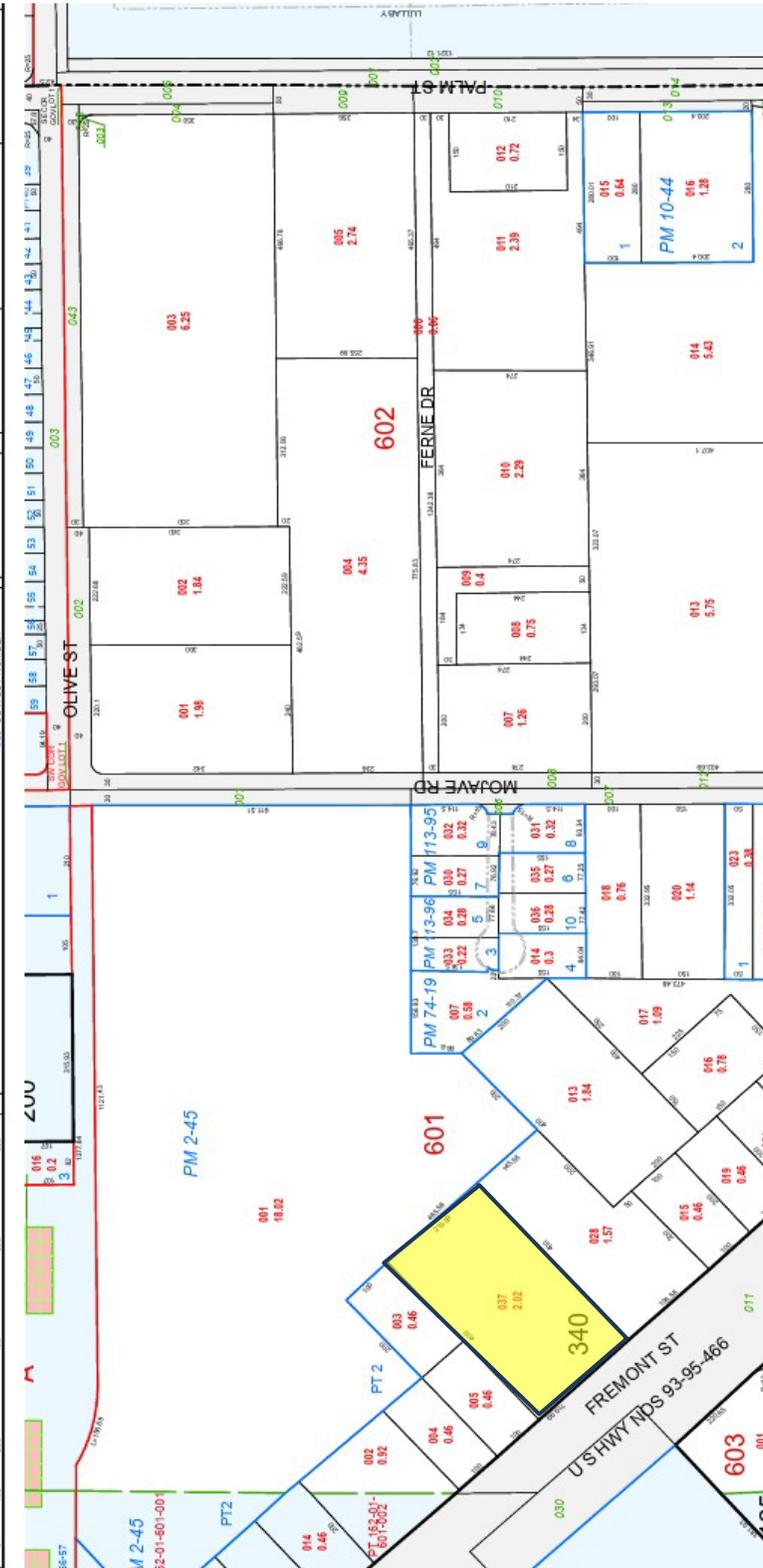
USE THIS SCALE ONLY WHEN MAP REDUCED FROM 11.5:1 ORIGINAL

PARCEL BOUNDARY  
 SUB BOUNDARY  
 ROAD BOUNDARY  
 FLOOD BOUNDARY  
 MATCH / LEADER LINE  
 HISTORIC SUB BOUNDARY  
 HISTORIC PAID BOUNDARY  
 SECTION LINE

CONDOMINIUM UNIT  
 AIR SPACE PCL  
 RIGHT OF WAY PCL  
 SUB-SURFACE PCL

001 ROAD PARCEL NUMBER  
 001 PARCEL NUMBER  
 1.00 ACREAGE  
 202 PARCEL SUB-SEQ NUMBER  
 FE 34-45 PLAT RECORDING NUMBER  
 5 BLOCK NUMBER  
 5 LOT NUMBER  
 615 GOV LOT NUMBER

1	2	3	4	5	6	7	8
9	10	11	12	13	14	15	16
17	18	19	20	21	22	23	24
25	26	27	28	29	30	31	32
33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48
49	50	51	52	53	54	55	56
57	58	59	60	61	62	63	64
65	66	67	68	69	70	71	72
73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88
89	90	91	92	93	94	95	96
97	98	99	100				



3015 Fremont Street, Las Vegas, NV 89104



Mark Anthony Rua

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

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



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.