

# INDUSTRIAL OWNER USER OPPORTUNITY

3635 POLARIS AVE. LAS VEGAS, NV 89103



Antone Brazill, CCIM

APN: 162-17-202-012 • 1.2 ACRES

ZONING- M-1 MASTER PLANNED COMMERCIAL TOURIST

Link to drone footage  
and aerial photos.

[CLICK HERE](#)

Redevelopment Opportunity in the Las Vegas Resort Corridor walking distance to Chinatown and the World Famous Las Vegas Strip. This 1.21 acre parcel is currently master planned Commercial Tourist which allows various uses and the flexibility to rezone to H-1 which yields some of the highest price per acre in Las Vegas. The parcel is located in the heart of several possible assemblages providing a new buyer with several redevelopment options. Parcel includes current retail tenant fronting Polaris and +/-8500 warehouse with separate access located at the rear of the parcel. Proforma rents are \$12,000 per month Triple Net.

# BRAZILL

TEAM

## REAL ESTATE

FOR MORE INFORMATION PLEASE CALL:

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