



FOR SALE

3060 Westwood Drive

Las Vegas, Nevada 89109

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ERIC ROGOSCH

Vice President

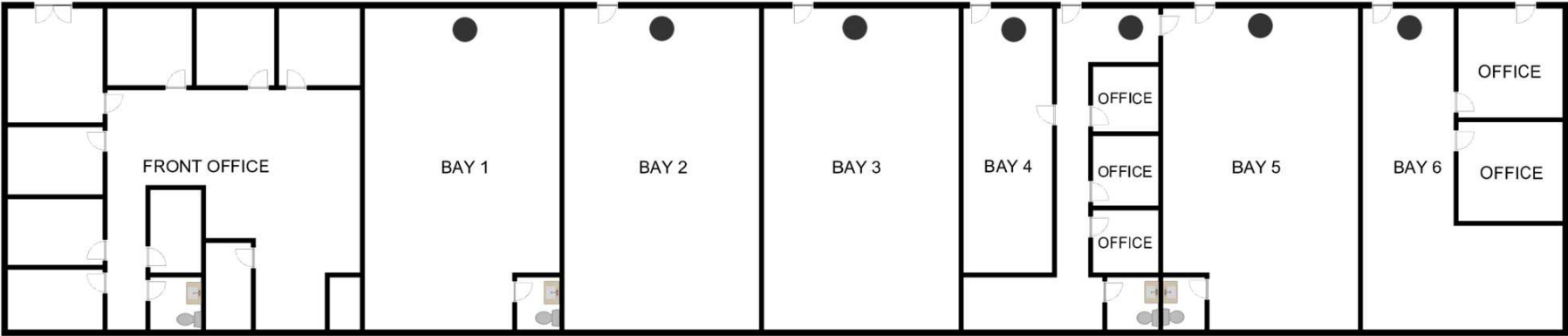
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NV #S.52003



PROPERTY SUMMARY



● Grade Level Door

OFFERING SUMMARY

ASKING PRICE:	\$3,599,999
BUILDING SF:	12,000 SF
LOT SIZE:	.65 AC
APN:	162-08-704-008
YEAR BUILT:	1979
FENCED LOT:	Yes
TENANCY:	Single or Multiple
ZONING:	M-1

PROPERTY HIGHLIGHTS

- Great investor or owner/user opportunity
- Centrally located in the heart of Las Vegas
- Positioned just minutes from the iconic Las Vegas Strip.
- Fenced lot with covered parking
- Easy access to major roadways, including the I-15 and Sahara Avenue
- Current tenant vacating Q4 2025 - Do Not Disturb -

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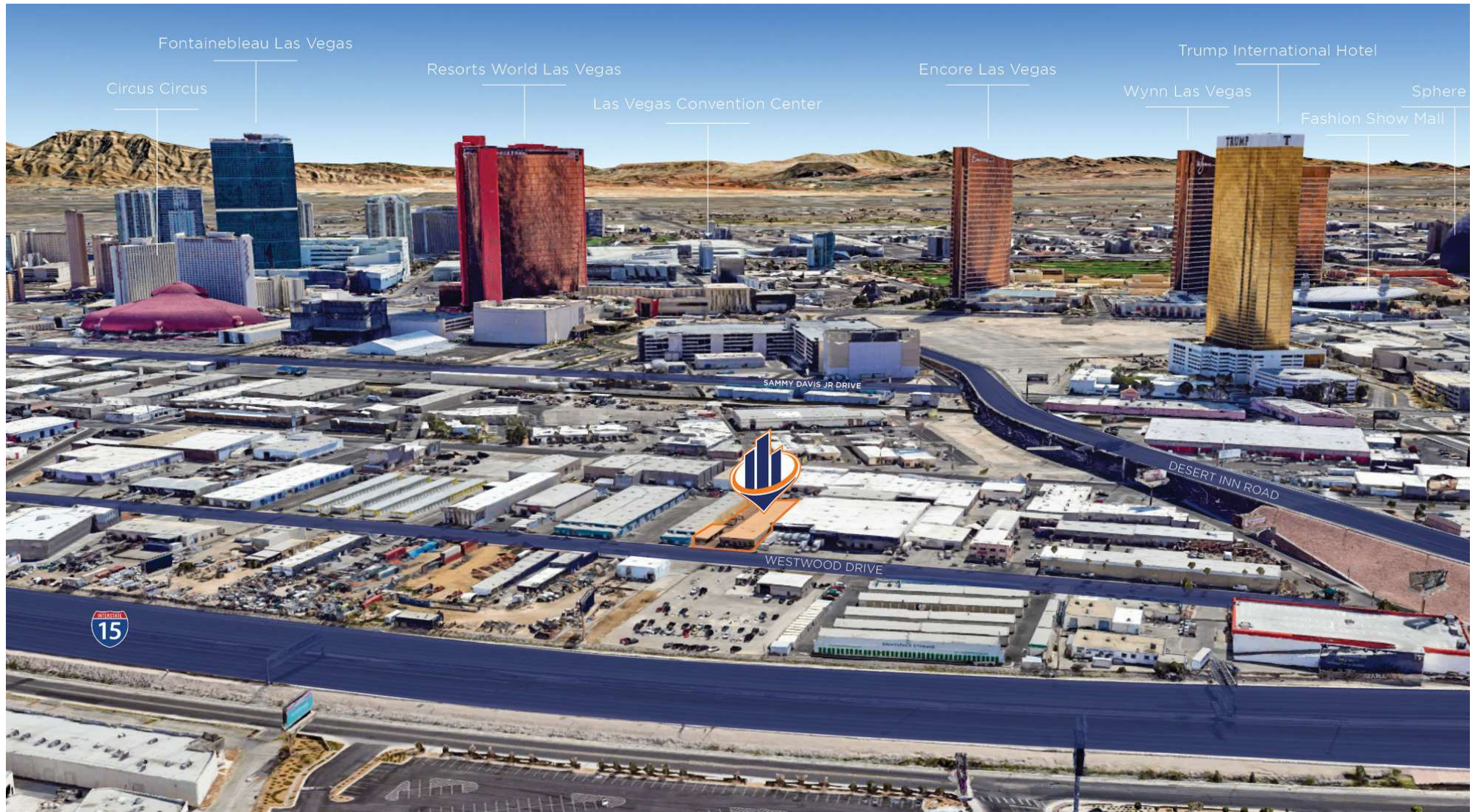
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AERIAL



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AERIAL MAP



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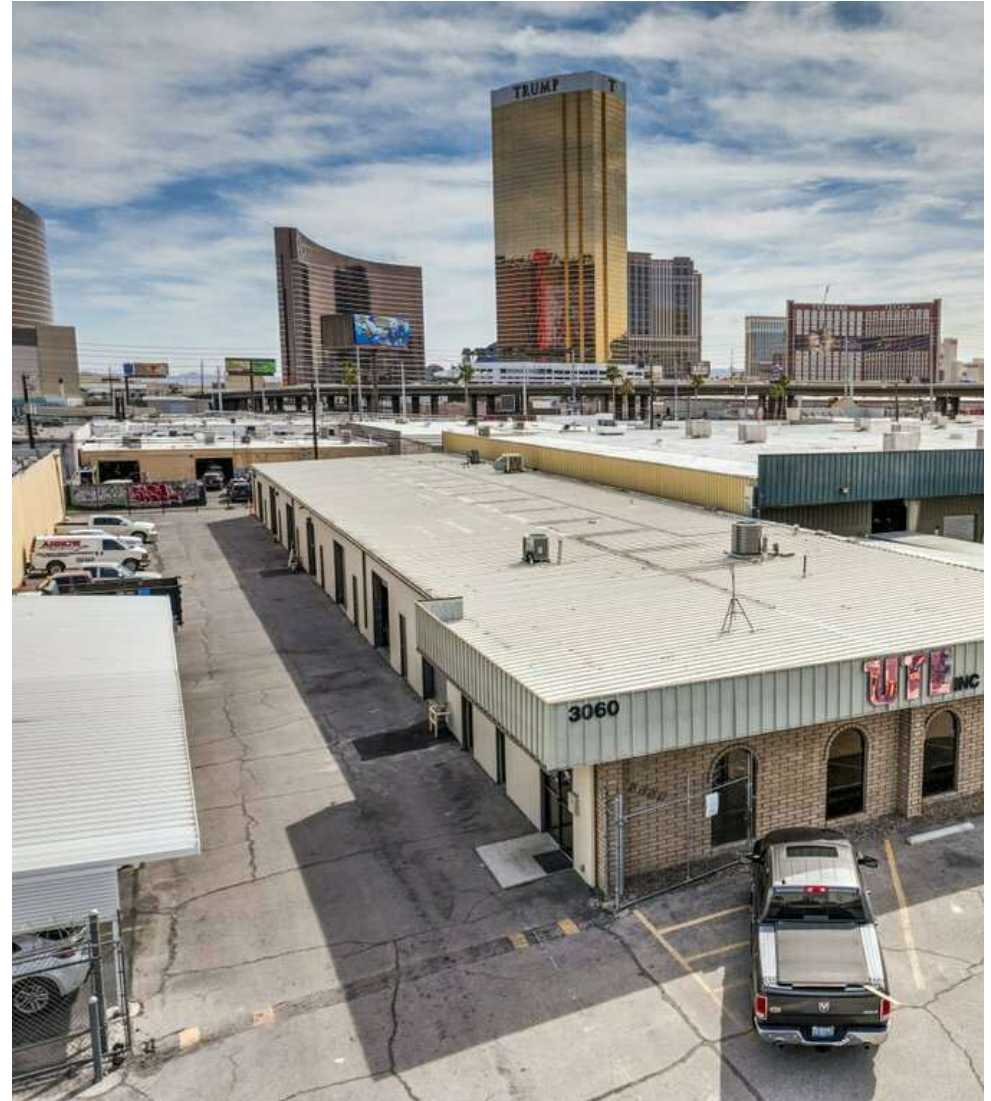
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ADDITIONAL PHOTOS



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LAS VEGAS OVERVIEW



LAS VEGAS BENEFITS



NEVADA TAX INCENTIVES

- ⊗ Personal Income Tax
- ⊗ Franchise Tax
- ⊗ Unitary Tax
- ⊗ Inventory Tax
- ⊗ Inheritance Tax
- ⊗ Estate Tax
- ⊗ Corporate Income Tax
- ⊗ Admissions Tax

NEVADA BUSINESS ASSISTANCE PROGRAMS

- Modified Business Tax Abatement
- Real Property Tax Abatement for Recycling
- Personal Property Tax Abatement
- Sales and Use Tax Abatement
- Silver State Works Employee Hiring Incentive
- TRAIN Employees Now (TEN)

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LAS VEGAS OVERVIEW

THE ENTERTAINMENT & SPORTS CAPITAL

Las Vegas has long been considered the entertainment capital of the world, and the city has been doubling down on this idea with its growing entertainment offerings. **The Aces (WNBA)** were the first professional sports team in the city and recently made history as the two-time champions. The first big push for professional sports though, came with T-Mobile Arena bringing **The Vegas Golden Knights (NHL)**, followed by Allegiant Stadium bringing **The Las Vegas Raiders (NFL)** to the city. Expansion hasn't ended though, with an inked deal bringing **Formula 1** back to the city for 10 years, and an upcoming stadium to bring **The A's (MLB)**.

In addition to sports, new entertainment venues have finished in 2023 such as **The Sphere**, which brings a first of its kind 4D visual and audio experience to its guests. Another notable venue is the **Fontainebleau Las Vegas**, which after 16 years of construction and delays will usher in a new era of luxury to the Las Vegas Valley.



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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