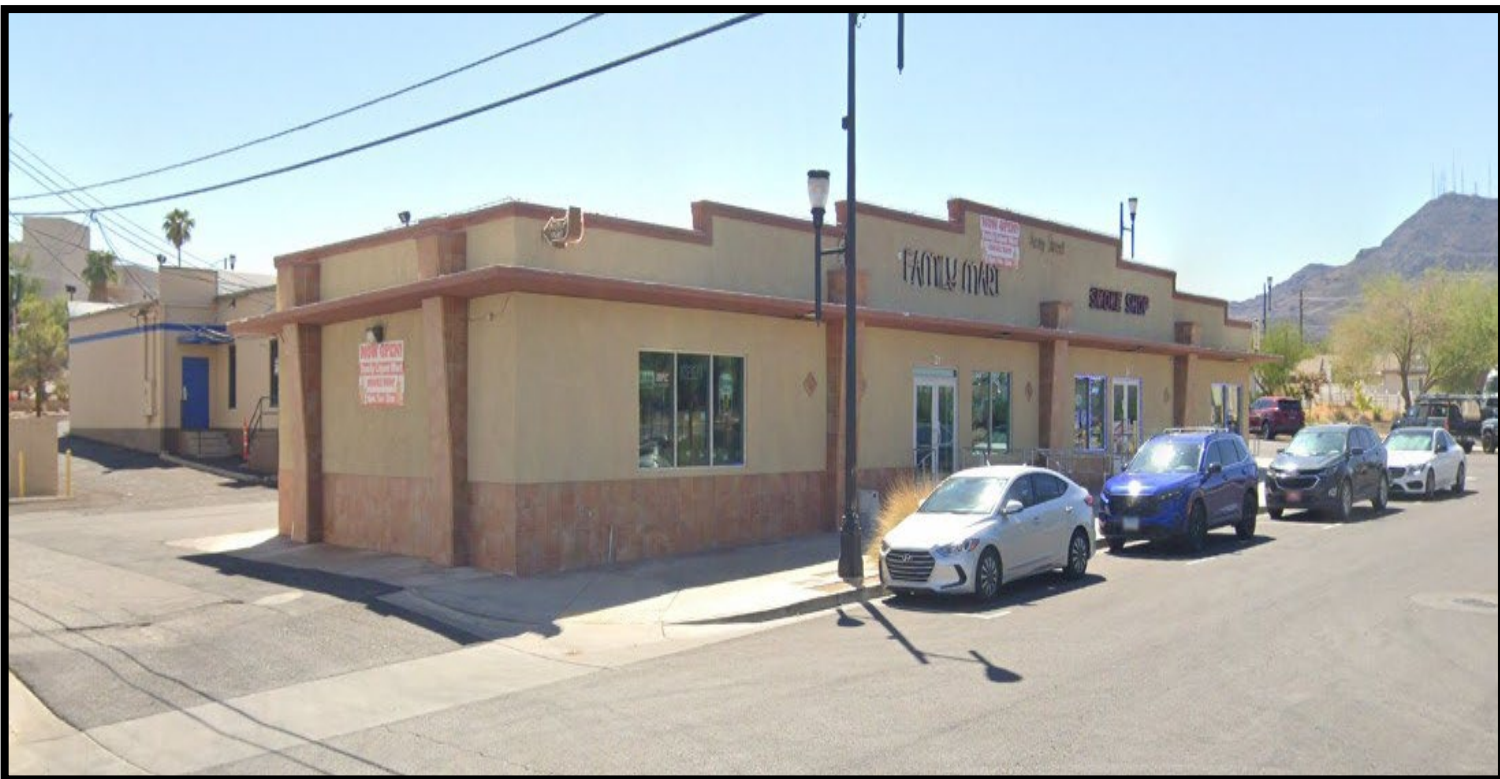


EXCLUSIVE LISTING!

3,162 S.F. Commercial Bldg Listed for \$2,200,000
21 W. Army St. Henderson, NV 89015



☐ APN # 179-18-710-041

☐ 3,162 S. F. Commercial Building

☐ Two active businesses-Smoke Shop and Liquor Mart

☐ September/October Smoke Shop average monthly sales in the \$70,000s

☐ September/October Liquor Store average monthly sales about \$15,000

☐ 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



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 www.mrlandlasvegas.com



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 The price, data, and other information are subject to change or the listing may be withdrawn without notice.

3,162 S.F. Commercial Bldg



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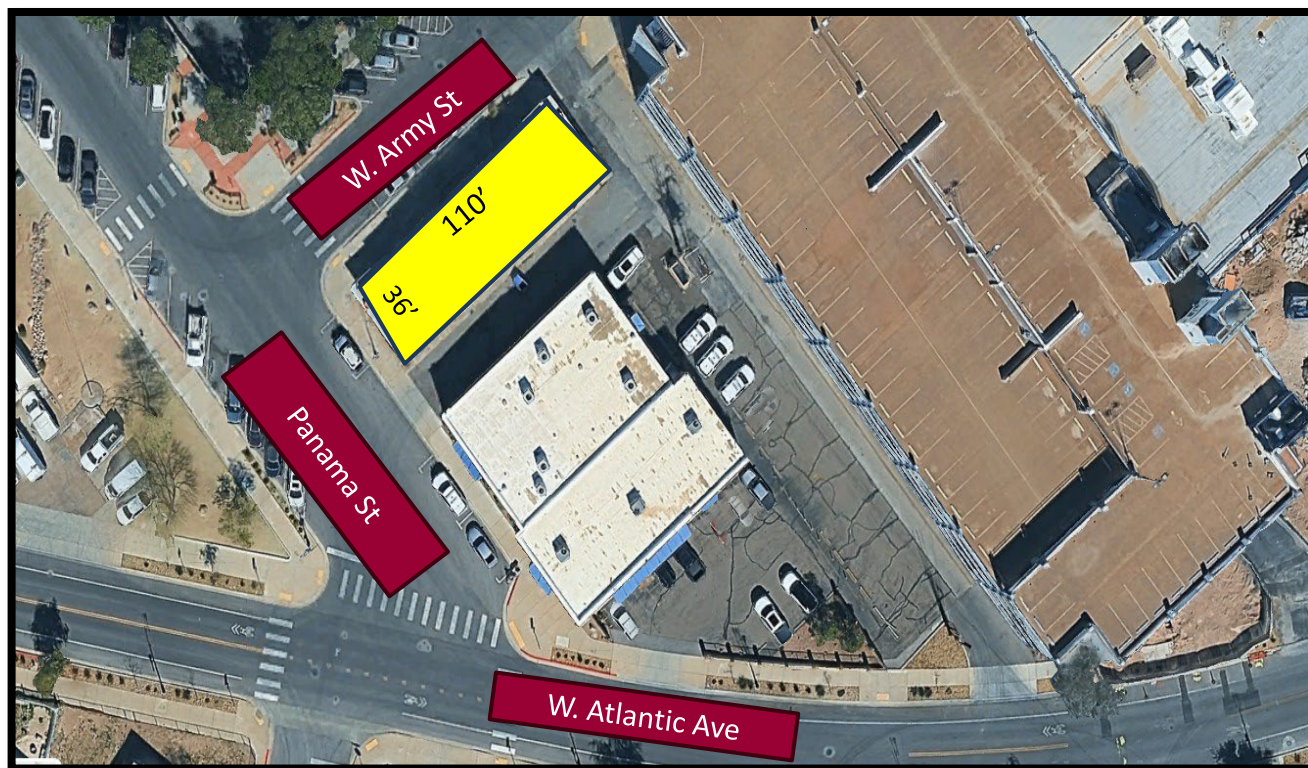
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