

5720 S FORT APACHE RD.

FORMER BANK W/DRIVE THRU



FOR SALE • \$4,500,000

SITE AREA:

±1.49 AC

BUILDING:

4,401 SF

DRIVE-THRU:

1,187 SF

PARKING:

65+ SPACES

HIGH-VISIBILITY OWNER-USER / REPOSITIONING OPPORTUNITY

Las Vegas, NV 89148



PROPERTY DETAILS

DRIVE-THRU	1,187 SF
BUILDING TYPE	Single Story
YEAR BUILT	2007
APN	163-32-110-004
ZONING	CG (General Commercial)

- Freestanding, single-story commercial building positioned for continued financial services use or conversion to restaurant, convenience retail, medical service, or other permitted commercial uses.

Disclaimer: Our information is deemed reliable but not guaranteed. Buyer to verify all information.

JOHN TIPPINS, IV

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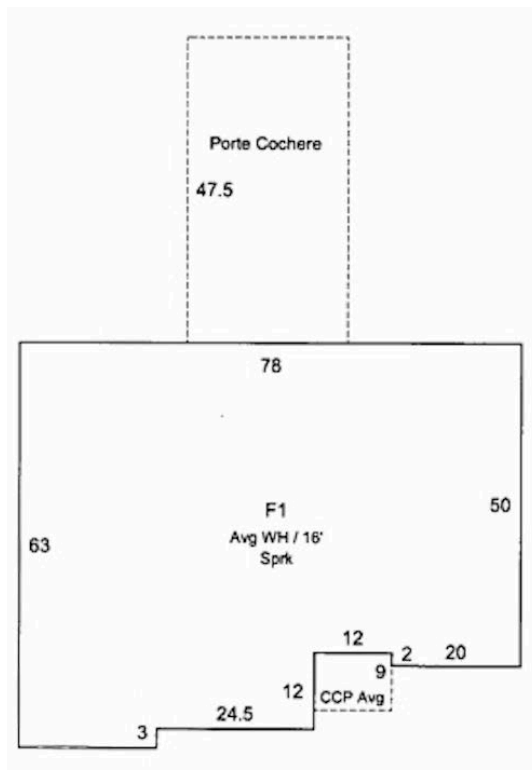
THE OPPORTUNITY

A rare freestanding commercial asset combining a substantial 1.49-acre parcel, an existing drive-thru configuration, and more than 65 parking spaces. The flexible site plan supports owner-users and investors evaluating financial services, food and beverage, convenience-oriented retail, or a strategic repositioning in Southwest Las Vegas.

POSITIONED FOR MULTIPLE USES

- Bank / Credit Union
- Convenience Retail
- Service Retail
- Quick-service Restaurant
- Medical / Professional
- Other Permitted CG Uses

ASSESSOR BUILDING SKETCH



Source: Clark County Assessor addendum supplied by ownership



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