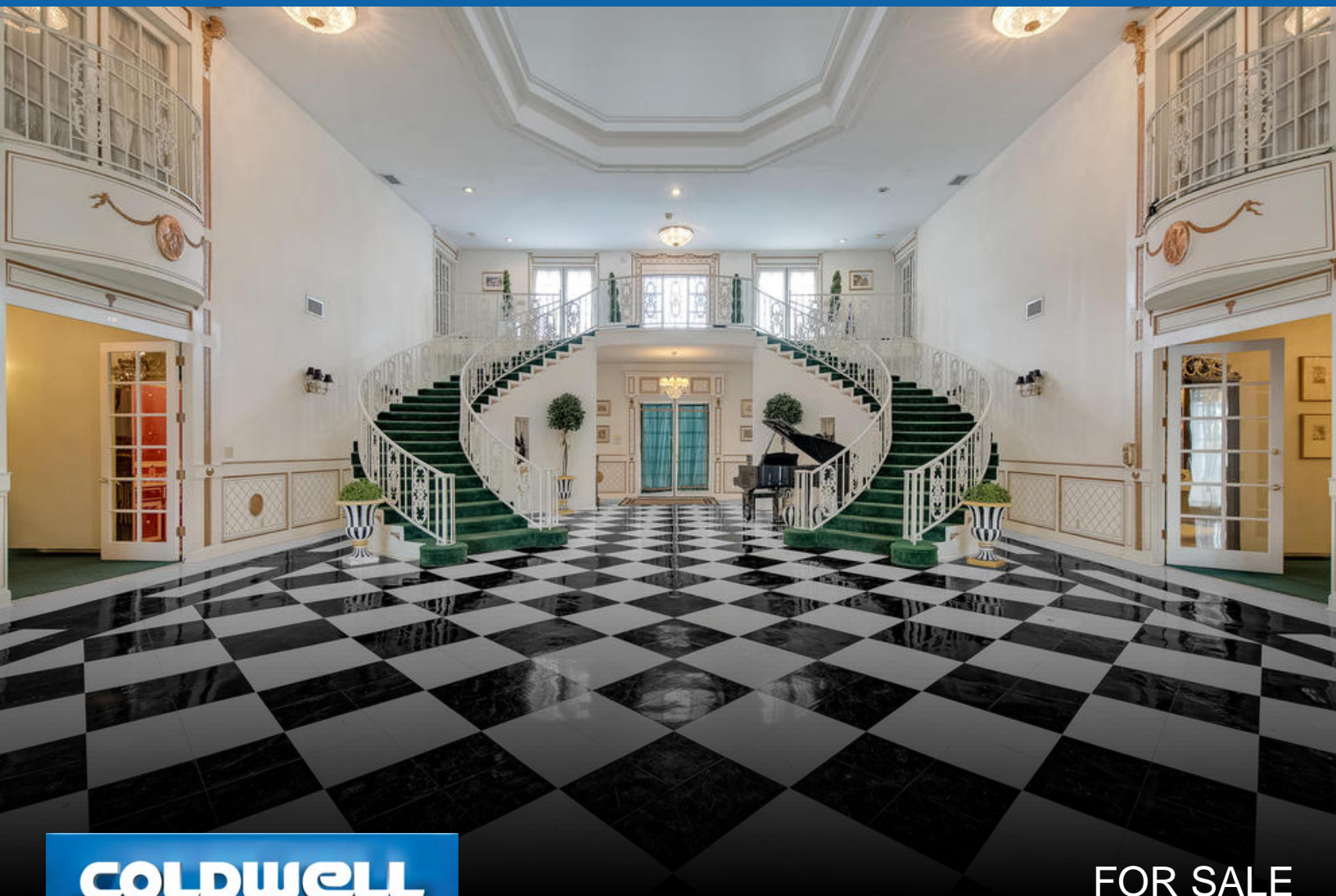




THE HISTORIC HARTLAND MANSION EVENT & WEDDING CENTER

1044 S 6th Street, Las Vegas, NV 89104
FOR SALE | \$3,600,000

Located In The Arts District At Las Vegas Blvd And Charleston



**COLDWELL
BANKER** 

FOR SALE

PREMIER REALTY

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Real Estate LLC. Each Office is Independently Owned and Operated.

RON OFFER, CCIM
VP Of Commercial Sales
702.768.7238
ropfer@ccim.net



cbvegascommercial.com

PROPERTY DESCRIPTION

FOR SALE

PROPERTY OVERVIEW

The Historic Hartland Mansion Event and Wedding Center was built by Toni Hart, a former evangelical preacher and Grammy award winning gospel singer and recording artist. Much of Hartland Mansion was decorated and crafted by her son Larry Hart.

The 24,781 sq ft mansion sits on two parcels of land and contains two buildings: The main part of the mansion contains a grand entrance hall with black and white checkered floors and a 35 ft dome ceiling. There are dual arching staircases inspired by "Gone with the Wind" and one of a kind baroque decorations creating a memorable ambiance for weddings, receptions, corporate parties and other festive events.

Adjacent to the entrance is the 33 x 57 ft living room that leads to the formal dining area and the 7,000 sq. ft. reception hall with indoor swimming pool, dance floor, movie/theater screen, and 24 carrot gold leafed bar.

Currently, The Hartland Mansion has business licenses to accommodate weddings, events, receptions, and other social gatherings. There is also a Catering/Liquor license and a Museum/Inn license.

There is another 3,409 sq. ft. building that served as support services for the Hartland Mansion. Previously, it was a quaint cafe operated by Toni Hart.

LOCATION OVERVIEW

The Hartland Mansion is comprised of two parcels totaling 1.58 acres or 68,825 square feet located at the NWC of 6th street and Park Paseo, 1 block off Las Vegas Boulevard and 1 block off Charleston.

Las Vegas Boulevard and Charleston is located in the arts district of downtown and close to attractions such as Pawn Stars and Zac Bagans Haunted Museum.

Freeway access, Downtown Las Vegas, City, County, State and Federal offices are all within 1 mile.



PREMIER REALTY

RON OPFER, CCIM
VP Of Commercial Sales
702.768.7238
ropfer@ccim.net



FOR SALE



**COLDWELL
BANKER**

PREMIER REALTY

RON OPFER, CCIM
VP Of Commercial Sales
702.768.7238
ropfer@ccim.net

**CoStar
POWERBROKER**
2015 Top Broker Award

ADDITIONAL PHOTOS

FOR SALE



**COLDWELL
BANKER**

PREMIER REALTY

RON OPFER, CCIM
VP Of Commercial Sales
702.768.7238
ropfer@ccim.net

**CoStar
POWERBROKER**
2015 Top Broker Award

PROPERTY DETAILS

FOR SALE

| | |
|---------------------------|--|
| PROPERTY NAME: | The Historic Hartland Mansion Event and Wedding Center |
| PROPERTY ADDRESS: | 1044 S 6th Street Las Vegas, NV 89104 |
| APN: | 162-03-112-035 & 162-03-112-036 |
| PRICE / SF: | \$145.27 |
| BUILDING CLASS: | B |
| ZONING: | C-1 Las Vegas |
| YEAR BUILT: | 1983 |
| NUMBER OF STORIES: | 2 |
| FOUNDATION: | Concrete |
| WALLS: | Frame and Stucco |
| ROOF: | Flat Roof |



PREMIER REALTY

RON OPFER, CCIM
VP Of Commercial Sales
702.768.7238
ropfer@ccim.net



THE HARTLAND MANSION IN THE PRESS

FOR SALE

THE HARTLAND MANSION CURRENT WEBSITE:

<http://hartlandmansionlasvegas.com>

"A LAS VEGAS MANSION, GLUE-GUNNED TO PERFECTION" IN THE NEW YORK TIMES ON FEB 24, 2010:

<http://www.nytimes.com/2010/02/25/garden/25wedding.html>

THE HARTLAND MANSION IN THE LAS VEGAS REVIEW JOURNAL ON MAY 29, 2015:

<http://www.reviewjournal.com/real-estate-millions/hartland-mansion-put-market-35-million-photos>

THE HARTLAND MANSION FEATURED ON CBS SUNDAY MORNING:

<https://www.youtube.com/watch?v=6sse7B9zjuE>

THE HARTLAND MANSION ON RACHEL RAE:

<https://www.youtube.com/watch?v=mWZ7ZjCQXRg>



PREMIER REALTY

RON OPFER, CCIM
VP Of Commercial Sales
702.768.7238
ropfer@ccim.net



SUPPLEMENTAL INFORMATION

FOR SALE

**HARTLAND MANSION – A PLACE FOR ENTERTAINING**

Since the beginning, The Hartland Mansion has always been a place for entertaining. Prior to the Hart's ownership, Elvis Presley, Frank Sinatra, Dean Martin, Tony Bennett, Sammy Davis Jr., Liberace and Esther Williams were have known to have stayed here. (Interesting fact - The indoor pool was built for Esther Williams in 1946.)

After the remodel, Gene Simmons, Frankie Valli, Paul Anka, Debbie Reynolds, Don Rickles, Andrae Crouch, Rip Taylor, Jean Smart, Stephanie Zimbalist, Andrea McArdle, Ozzie Osborne, the Smothers Brothers, Willie Nelson, the Muppets, CeeLo Green, and Martin Scorsese, (who directed the movie "Casino" at Hartland Mansion along with the famous cast including Robert DiNiro, Sharon Stone, and Joe Pesci.)

HISTORY AND BACKGROUND

The Historic Hartland Mansion can trace its roots back to the early 1940's when Sixth Street was home to many of the early Las Vegas moguls such as Bugsy Siegel, the Binion's, the Houssels, the Hamms, and Howard Hughes just to name a few.

In the early 1970's, the former owner sent his architect to Disneyland to replicate the exterior and façade of the Plaza Inn on Main Street.

In 1978, the home was sold to the Hart family who took over the renovation. There were a couple of fires that delayed the renovation. The ensuing result was the 28,000 sq. ft. under roof home known as Hartland Mansion which incorporates eccentric grandeur throughout its 22 main rooms and 13 bathrooms.



PREMIER REALTY

RON OPFER, CCIM
 VP Of Commercial Sales
 702.768.7238
ropfer@ccim.net



FOR SALE

THERE ARE 8 BEDROOMS AND 13 BATHROOMS AT THE HARTLAND MANSION:

The North Hall – An extra wide hallway with a ceiling decorated by MacKenzie-Childs provides access to the Master Suite, Peach Suite, Velvet Room and Egg Room Suite and the green bathroom.

The Master Suite – An elegantly designed and extremely large bedroom suite tailored for Toni Hart. There is a poster bed with a white picket fence and white swan planters at the foot of the bed. The suite also features a grand fireplace, large walk-in closet, master bath with sitting area.

The Peach Suite – Often dedicated to the bride & groom as a place to stay after the reception. This suite has a large bedroom with sitting area, a junior kitchen, and full bath.

The Egg Room Suite – Named after an elaborate egg collection which was housed in the room. This is a quaint bedroom suite with full bath and walk in closet.

The Velvet Room – A dramatic black velvet bedroom suite which was once the cover of the NY Times home section. (You have to see it to believe it.) The Velvet bedroom is adorned with 10,000 pearls and one of a kind accents in every corner.

The Elvis Room – Named after one of the famed guests of the past. This suite is adorned in all of its golden glory as a tribute to the King of Rock and roll.

The Grand Ballroom – Built with a 35 foot dome ceiling and a dual grand staircase inspired by Gone with the Wind. This area can seat up to 135 and can be used for weddings, receptions, or other special events.

The Hart Bathroom – A guest bathroom painted red with hearts and a stunning 10 x 6 Petit Point mural with love seat. (The Hart Bathroom was featured in the Diane Arbus book about eccentric houses.)

The Black Bathroom – A guest bathroom decorated with black MacKenzie-Childs linen wallpaper and houses one of the homes 36 chandeliers.

The Living Room – The oversized 33 x 57 living room sets the stage in the mansions design with high coffered gold accented ceilings, chandeliers, and the grand fireplace. This room leads to both the reception hall and the dining room once used for the movie Casino.

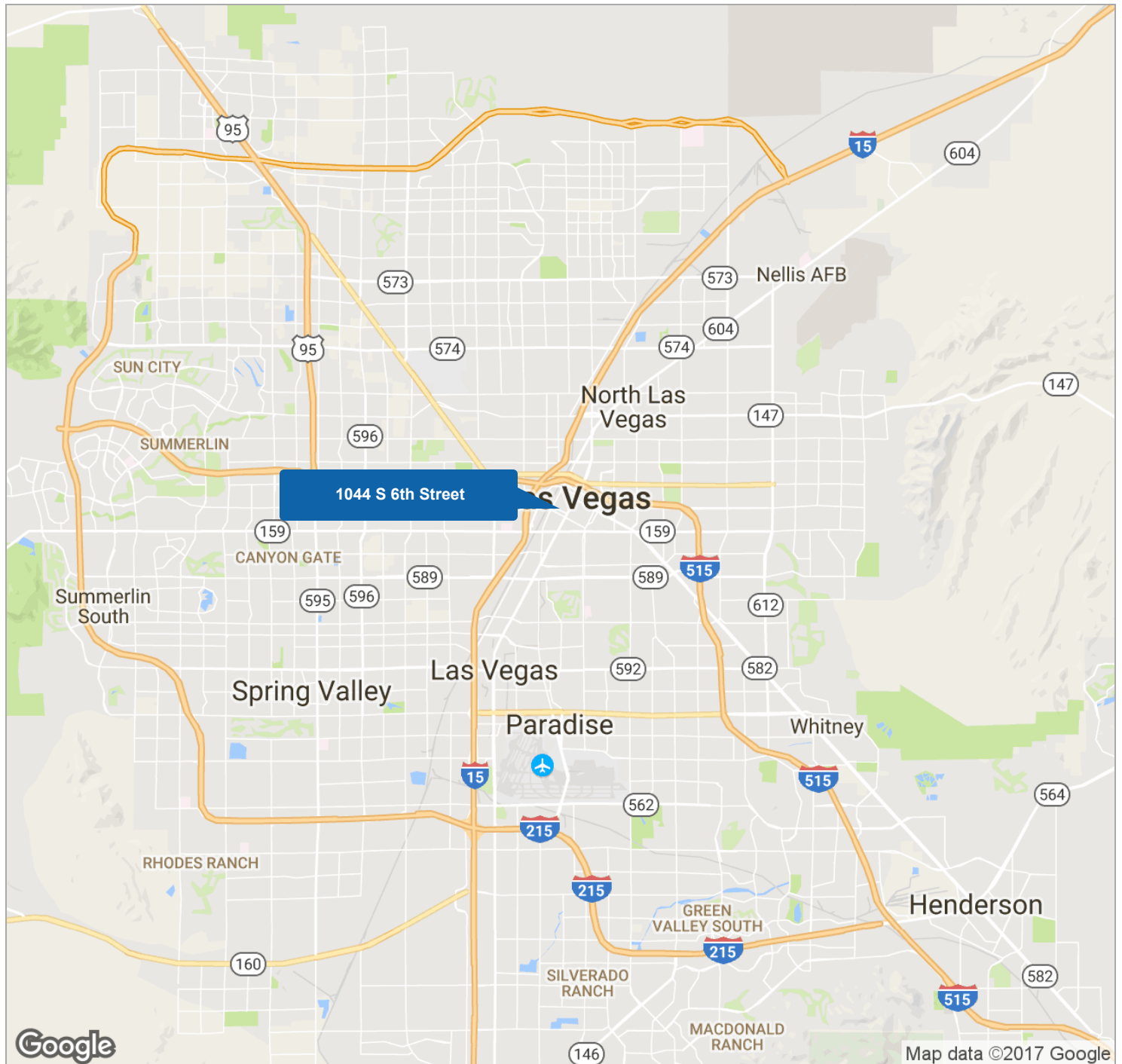
The Event Center/Reception Hall – 7,000 sq. ft. with seating up to 500. This room has the Esther Williams Inspired indoor pool, theater/ movie screen, dance floor, and large gold leafed bar.

The Outside Event Area – The outside pool and gazebo area used for outside weddings. The outside area seats 75 people.



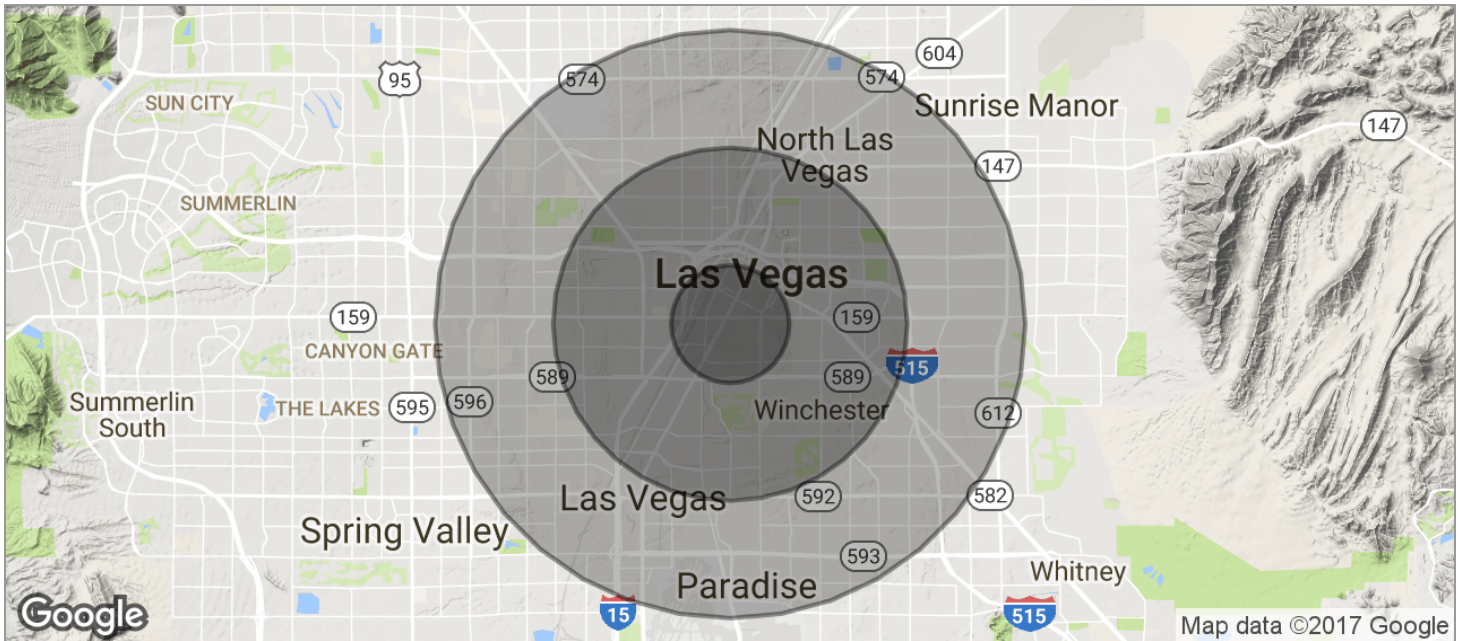
REGIONAL MAP

FOR SALE



DEMOGRAPHICS MAP

FOR SALE



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 16,918 | 166,168 | 466,478 |
| MEDIAN AGE | 39.7 | 34.7 | 33.7 |
| MEDIAN AGE (MALE) | 40.2 | 34.6 | 33.3 |
| MEDIAN AGE (FEMALE) | 39.3 | 35.0 | 34.3 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 7,324 | 64,298 | 168,517 |
| # OF PERSONS PER HH | 2.3 | 2.6 | 2.8 |
| AVERAGE HH INCOME | \$38,421 | \$45,699 | \$48,095 |
| AVERAGE HOUSE VALUE | \$323,936 | \$249,244 | \$203,444 |
| RACE | 1 MILE | 3 MILES | 5 MILES |
| % WHITE | 59.3% | 61.2% | 64.0% |
| % BLACK | 16.7% | 15.9% | 14.3% |
| % ASIAN | 8.0% | 5.0% | 5.3% |
| % HAWAIIAN | 0.7% | 0.5% | 0.5% |
| % INDIAN | 0.2% | 0.7% | 0.7% |
| % OTHER | 11.7% | 14.2% | 12.4% |
| ETHNICITY | 1 MILE | 3 MILES | 5 MILES |
| % HISPANIC | 36.2% | 47.2% | 49.2% |

* Demographic data derived from 2010 US Census

**COLDWELL
BANKER**

PREMIER REALTY

RON OPFER, CCIM
 VP Of Commercial Sales
 702.768.7238
ropfer@ccim.net

**CoStar
POWERBROKER**
 2015 Top Broker Award