

EXCLUSIVE LISTING!

Downtown Parcels just north of the Strat! Zoned Commercial
1.08 +/- Acres /Four adjacent lots/ Listed for \$3,240,000



- Four adjacent parcels totaling 1.08 +/- Acres
- APN 162-04-710-059 – 1801 Fairfield Avenue Las Vegas, NV 89102
- APN 162-04-710-058- 1807 Fairfield Avenue
- APN 162-04-710-057- 1815 Fairfield Avenue
- APN 162-04-710-056- 136 W. Philadelphia Avenue
- All parcels zoned C-2 for General Commercial-broad uses- retail stores, shopping centers, grocery stores, furniture shops, pawnshops and service-related businesses such as banks, automotive repair, restaurants and hotels
- Listed for \$3,000,000 per acre - \$3,240,000

- Parcels are fenced with sidewalks, lights, curbs, gutters, and utilities in the street
- Excellent downtown location just north of the famous Strat casino and resort
- Allure Condominiums and the World's Greatest Gift Shop at Sahara and Fairfield
- The world-famous Las Vegas Strip starts at Las Vegas Blvd and Sahara, with Resort World, Fontainebleau and more!
- This location is close to everything! Don't let this investment opportunity pass you by!
- Great area for a wide range of commercial businesses.



Mark Anthony Rua
Brokers

S.026655

Office: 702-992-7534
Cell: 702-595-6244

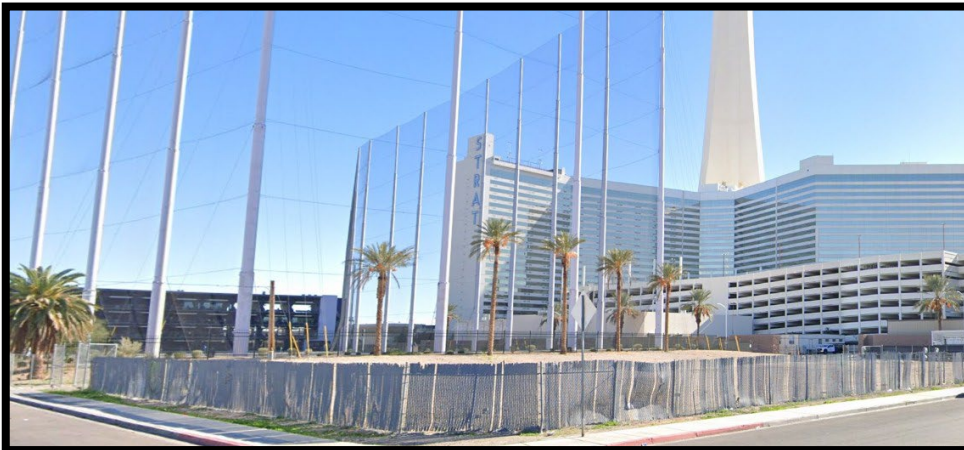
2855 St Rose Parkway, Suite 100, Henderson, NV 89052

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 The price, data, and other information are subject to change or the listing may be withdrawn without notice.

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Corner of
Chicago
and
Fairfield



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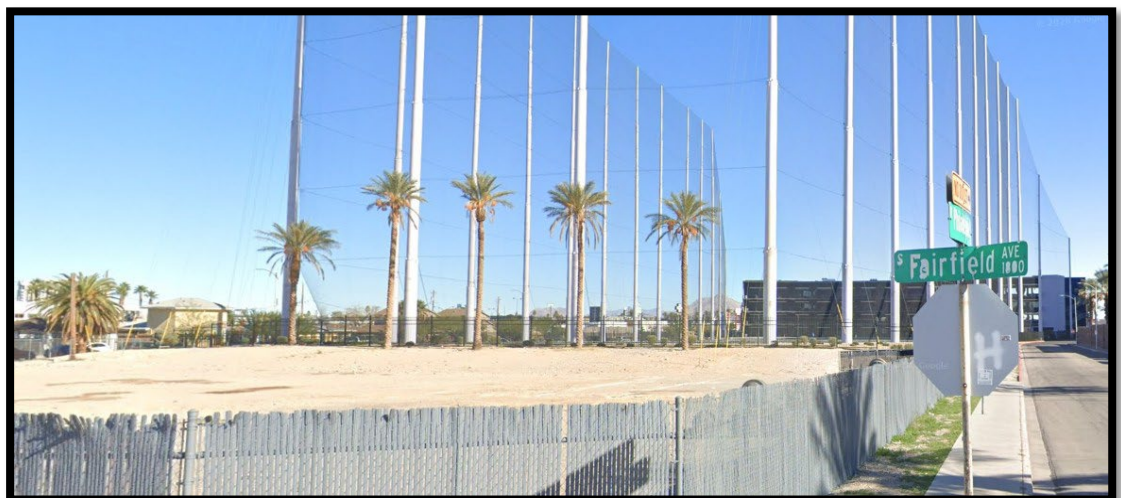


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Corner
Fairfield and
Philadelphia



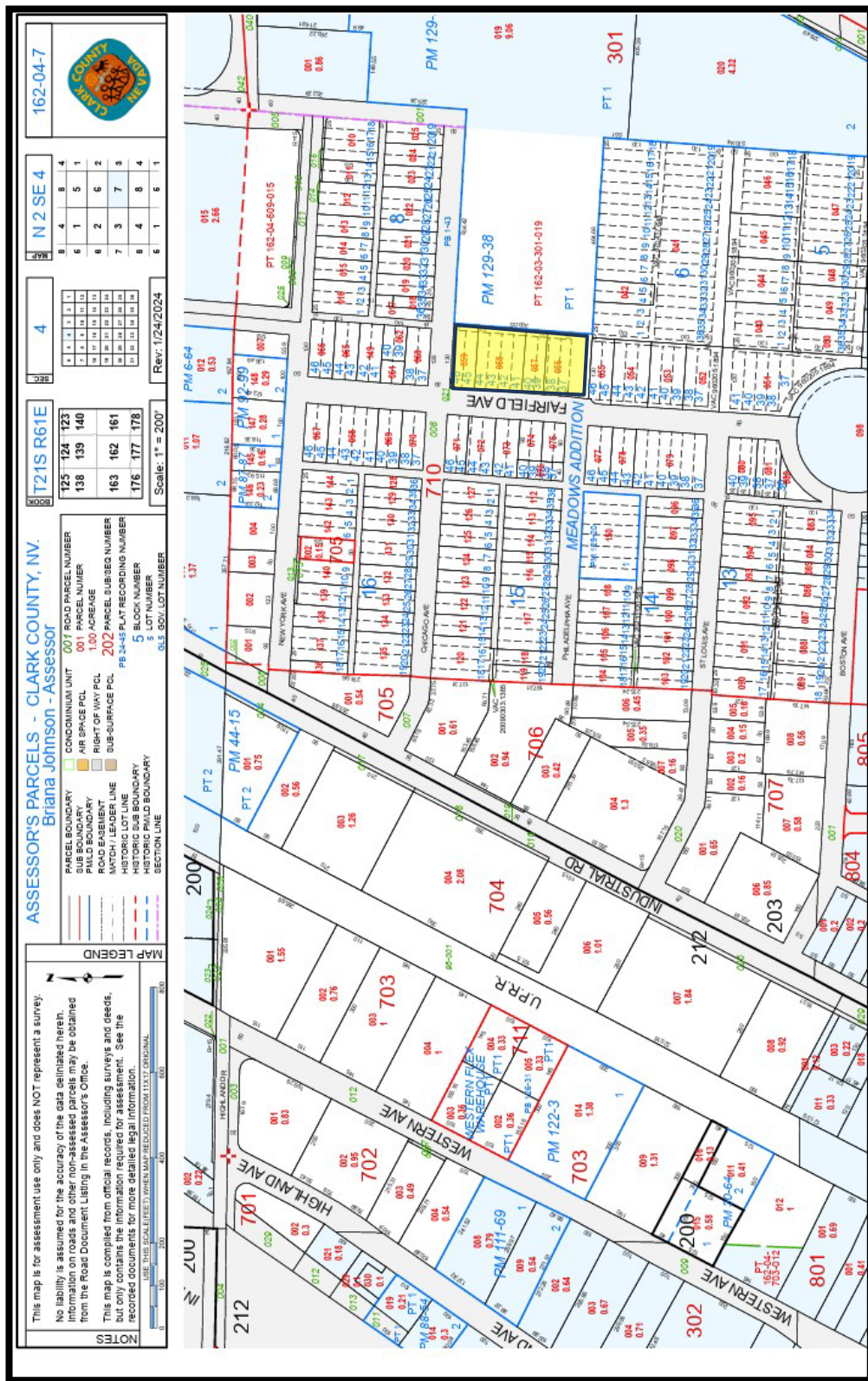
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 REAL ESTATE CONSOLIDATED

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