



FOR SALE

±24,710 SF FLEX BUILDING



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PROPERTY VIDEO

Partnership. Performance.

AVISON YOUNG
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Las Vegas, NV 89135
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3100 & 3185
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Las Vegas, NV 89109

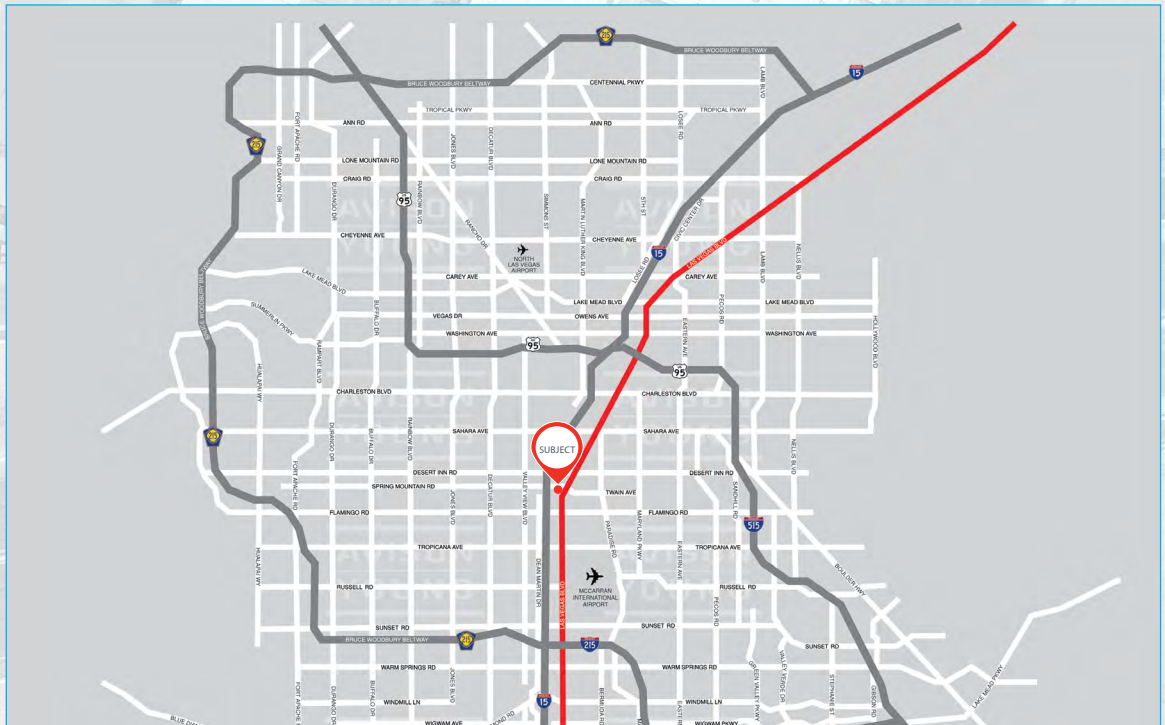
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3100 & 3185 South Highland Drive Las Vegas, NV 89109

PROPERTY HIGHLIGHTS

- ±24,710 square foot building
- Situated on ±1.27 Acres
- Zoned Light Manufacturing (M-1) in Clark Co.
- Close to Resort World
- Consists of two (2) buildings
- Income generated from billboard on site
- Access to the property via Sahara Avenue from the north or Spring Mountain Road from the south
- Direct Access From I-15 Freeway and from the Desert Inn Arterial.
- APN: 162-08-804-005 & 162-08-804-006

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ASKING PRICE: \$4,400,000
(\$178.00 PSF)



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**CANADA
BEST
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