

Frontage Visibility Signage N Las Ve...

Frontage Visibility Signage N Las Vegas Blvd, Las Vegas, NV 89115

Presented By:
Great Bridge Properties



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Property Details

Frontage, visibility, signage, prominence, distinction,

Two adjoining parcels of raw undeveloped land frontage on N. Las Vegas Blvd.

140-08-202-005, .30 acres,

140-08-202-006, 2.66 acres

Total 2.96 acres or 128,938 sq ft

Clark County Zoned M-D Designed Manufacturing

Clark County Land Use 15.000 Vacant Industrial

BDRP - Business Design and Research Park

Close to Las Vegas Speedway, I-15, Nellis AFB, and Sunrise Mountain

Left turn in from N Las Vegas Blvd with curb cut

Neighboring 1,000,000 sq ft of newly constructed warehouses

Not in 100-year Flood Zone

Annual taxes are \$2,689.42 combined

Broker real estate licensee / owner / developer

Michael Hawkes, Broker Salesman, NV License BS.0145012

Price: \$1,289,380

- Two adjoining parcels of raw undeveloped land fronting North Las Vegas Blvd.
- Neighboring 1,000,000 sq ft of newly constructed warehouses

View the full listing here: <https://www.loopnet.com/Listing/Frontage-Visibility-Signage-N-Las-Vegas-Blvd-Las-Vegas-NV/17313074/>

Price:	\$1,289,380
Property Type:	Land
Property Sub-type:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	2.96 AC
Sale Conditions:	Cash or Mortgage
No. Lots:	2
Zoning Description:	M-D Designed Manufacturin
APN / Parcel ID:	140-08-202-005 and 006

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Property Photos



Close Up Gizmo Aerial



140-08-202-005 and 006 Gizmo Aerial

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Property Photos



Google Earth



20190518_163137

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Property Photos



Google Earth Looking At Strip



Google Earth Looking to I-15

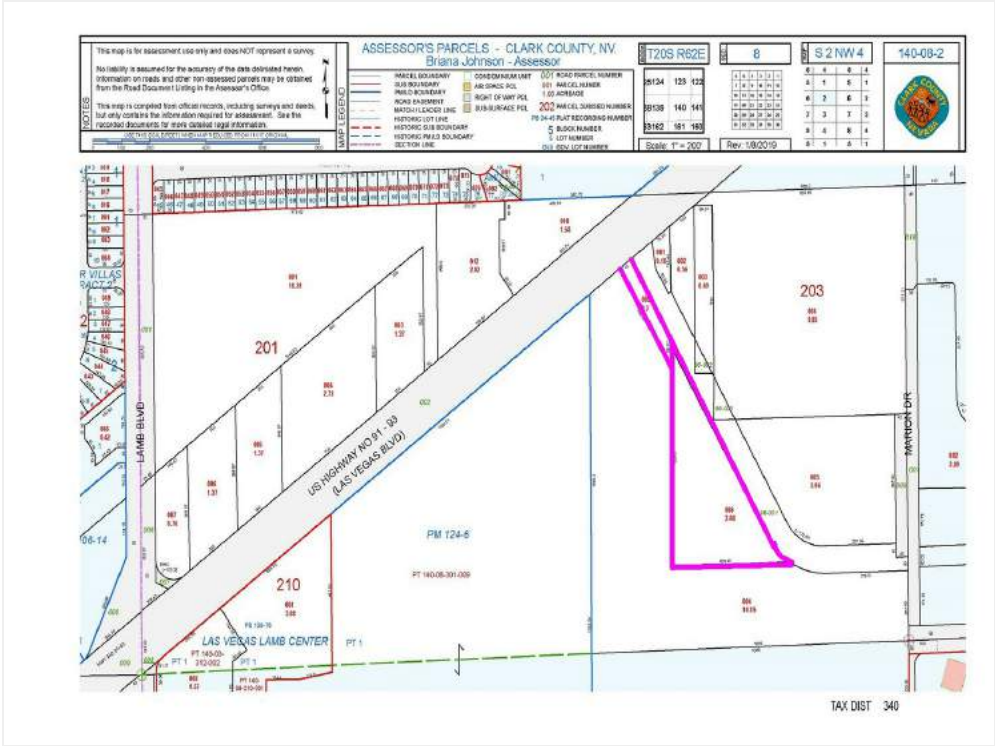
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Property Photos



20190518_163141



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Property Photos



140-08-202-005, Sunrise Manor, NV, Clark County



140-08-202-006, Sunrise Manor, NV, Clark County RealistReport

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Property Photos



20190518_162857



20190518_162903

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Property Photos



20190518_162932



20190518_163017

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