

# FOR SALE

## 2,480 SQ. FT. - MIXED-USE PROPERTY

# 3316 East Lake Mead Boulevard

North Las Vegas, Nevada 89030



## Asking \$150,000

### PROPERTY DESCRIPTION

3316 Lake Mead Blvd. is a 2,480 sq. ft. freestanding mixed-use property located in the Northeast Las Vegas submarket. The R-A/CR (Commercial/Retail-Redevelopment Area) designation allows for mixed commercial and residential use. The property sits on a 0.16 acre lot with Lake Mead Blvd. frontage.

### PROPERTY HIGHLIGHTS

- 2,480 Sq. Ft. Retail / Apartment Property
  - 1st Floor - Retail
  - 2nd Floor - (2) Apartment units
- R-A/CR (Commercial / Retail - Redevelopment Area)
- Lake Mead Blvd. Frontage
- Parking: 3.45:1,000
- Dense Residential Neighborhood
- Demographic supports non-traditional retail product type

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