

QOZ Huge Tax Savings Price Reduced 1/4 acre Downtown

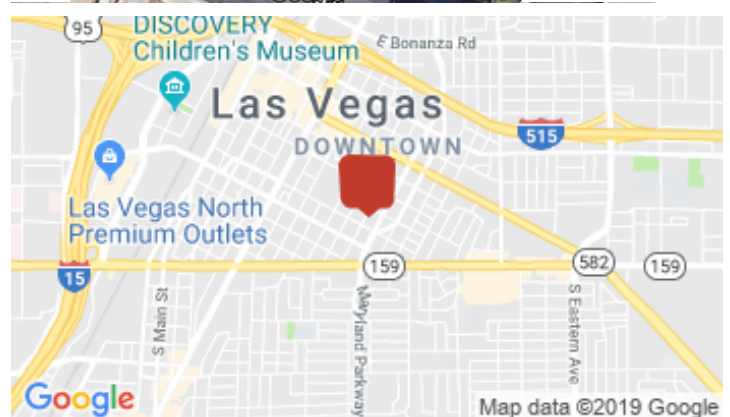
419- 421 S 11th St, Las Vegas, NV 89101



Listing ID:	29887533
Status:	Active
Property Type:	Vacant Land For Sale
Possible Uses:	Multi-Family
Gross Land Area:	0.25 Acres
Sale Price:	\$449,900
Unit Price:	\$1,799,600 Per Acre
Sale Terms:	Cash to Seller
Nearest MSA:	Las Vegas-Henderson-Paradise
County:	Clark
Tax ID/APN:	139-34-811-032
Zoning:	R-4 RESIDENTIAL MULTI FAMILY APARTMENTS OR CONDOS
Property Visibility:	Excellent
Highway Access:	Easy access to I-15 via Charleston Blvd. and I-95 via Eastern Ave.

Overview/Comments

- Qualified Opportunity Zone Huge Tax Savings Develop am 8-Plex, * Reduced price on 1/4 acre downtown. APN: 139-34-811-032, • Downtown Redevelopment District, Downtown Centennial Redevelopment Plan., • May qualify for \$25,000 and \$50,000 redevelopment City rebates. See attached., • Could develop condos or apartments with a drive-thru to back alley for easy access. , • Can tear down existing structures and develop into a multi-level 8-plex for multi-family use with garage parking. See attached sample plans., • Perfect opportunity for contractors, developers, and investors in downtown., • Walk to City Hall, Courthouses, and Zappos., • Front home #421 S. 11th at 1,371' sq ft and a 280' sq ft garage, rented \$852 a month., • Rear home #419 S. 11th at 794' sq ft rented \$500 per month., • Drive-thru access from two sides: 11th Stand the extra-wide rear alley, • City of Las Vegas zoned R-4 Apartment Residential District, • Land use: R-4 Residential Apartment 110 - Multi-Family Residence (condos/apartments), • Major cross-streets: S. Maryland Pkwy, E. Clark Ave., E. Lewis Ave. , • Easy access to I-15 via Charleston Blvd. and I-95 via Eastern Ave., • Do not disturb the existing residential tenants., •Can sell as is or custom build to suit, •Owner is also Broker and developer



Property Contacts



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