

FOR SALE > ASKING PRICE \$1,650,000

±0.69 ACRES ZONED R-4

NEC 10TH STREET AND STEWART AVENUE :: LAS VEGAS, NEVADA



For more information, please contact:

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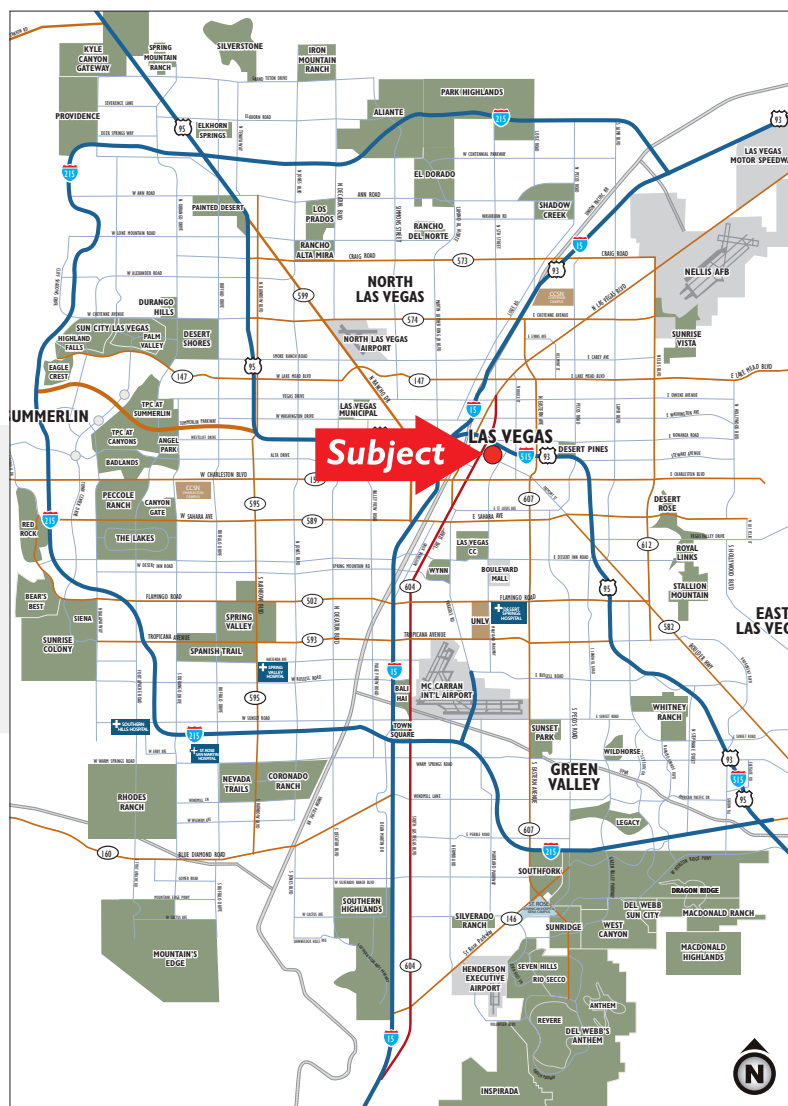
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FOR SALE > DOWNTOWN LAS VEGAS

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Property Overview

Colliers International is pleased to present an exceptional opportunity to acquire a rare ±0.69 acre – R-4 High Density Apartment Residence in Historic Downtown Las Vegas which allows for great flexibility for design and construction.

The development is comprised of two parcels: 317 and 331 North 10th Street, which is near the corner of Stewart Avenue and North 10th Street. The site can be easily accessed by U.S. 95 and South Las Vegas Boulevard.

Property Features

- > Acres – ±0.69 Acres
- > APN(s): – 139-35-112-005 & 139-35-211-008
- > Zoning – Apartment Residence (R-4)
- > Historic Downtown Las Vegas
- > Convenient access to the U.S. 95 and Downtown amenities

Area Description

The property is ideally located in Downtown Las Vegas and just north of the Fremont East Entertainment District and benefits from the surge of redevelopment and investor demand. The parcel is located 1.0 miles south of the Zappos.com Corporate Headquarters, just north of the Container Park, and within walking distance to all of the Downtown Las Vegas amenities, government centers and courthouses.

Recently, demand for redevelopment or vacant land parcels has increased in this area as new casino owners, start-up companies and individuals are reinventing Downtown; thus the need for Multi-Family housing.

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