

FOR SALE > ±2.50 ACRES N. DURANGO AND W. LONE MOUNTAIN ROAD

ASKING PRICE
\$425,000
or \$3.90 PSF



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PROPERTY OVERVIEW

Colliers International is pleased to offer for purchase a ±2.50 acre, Residential parcel within the Northwest portion of Las Vegas. The land is conveniently and centrally located near the corner of N. Durango and W. Lone Mountain Road – **DIRECTLY NORTH OF MOUNTAIN CREST PARK**. The site is approximately 1.8 miles east of 215 Beltway, 2.4 miles west of U.S. 95 and 2.4 miles north of Summerlin Parkway. The property has close proximity to several restaurants, schools and shopping.

UTILITIES

Power:

An existing box is located along the north side of W. Oleta Ave. approximately 150' An existing box is located along Bonita Vista St approximately 200' north of the property.

Water:

12" line along W. Lone Mountain East of Durango.

10" line along Durango, south of Lone Mountain.

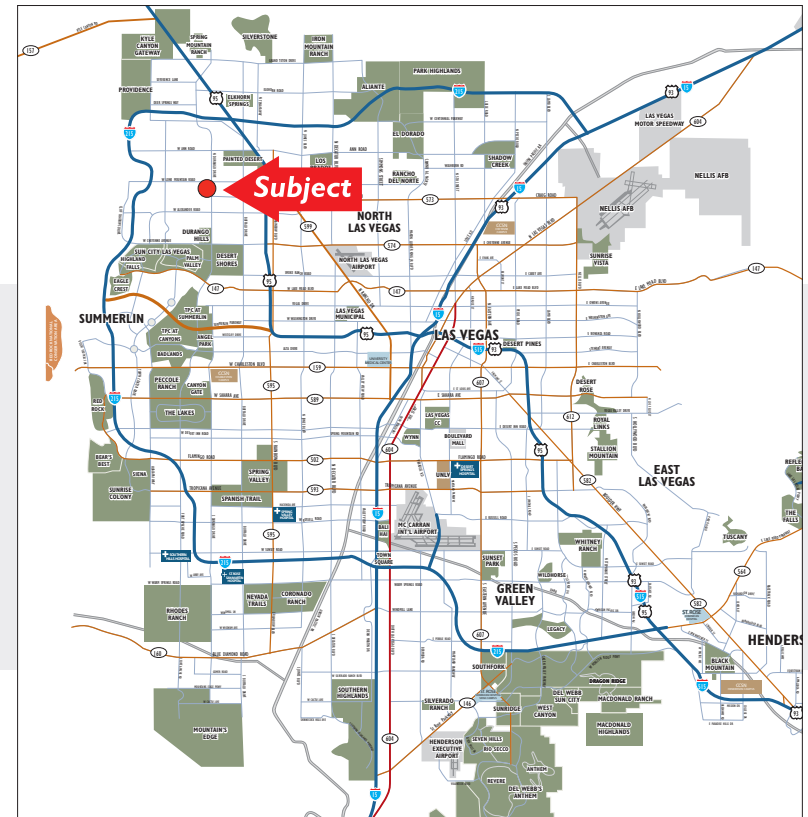
8" line at the corner of W. Verde and N. Bonita approximately 326' north of the property.

Acres: ±2.50 gross acres

Dimensions: ±337.16' frontage ±333.85' depth

APN: 125-32-804-003

Zoning: RE - Residential

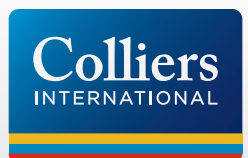


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