Cheyenne Ave. & N Martin Luther King Blvd.



FOR SALE

±3.94 ACRES

SEC OF WEST CHEYENNE AVENUE &
N. MARTIN LUTHER KING BOULEVARD

NORTH LAS VEGAS, NEVADA 89030

MICHAEL STUART
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Colliers INTERNATIONAL

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±3.94 Acres

ABOUT THE AREA

The subject parcel is located on the Southeast corner of W Cheyenne Ave. and North Martin Luther King Blvd., offering direct access to the US 15 onramp towards Downtown Las Vegas. To the east is the PLI Cards,the world's #1 manufacturer of hotel keycards & specialty printed products. To the west is Federal Express and US Foods, one of America's leading food distributors, serving independent and multi-unit restaurants, healthcare and hospitality entities, government and educational institutions.

SITE INFORMATION

Acres:	3.94
Zoned:	C-1 (Commercial)
APN:	139-16-501-001
T-R-S:	22-61-16
Taxes:	$10,074.81 per year
Flood Zone:	This parcel is NOT in a flood zone
Commission:	Outside Fee of 3%
Asking Price :	$1,750,000



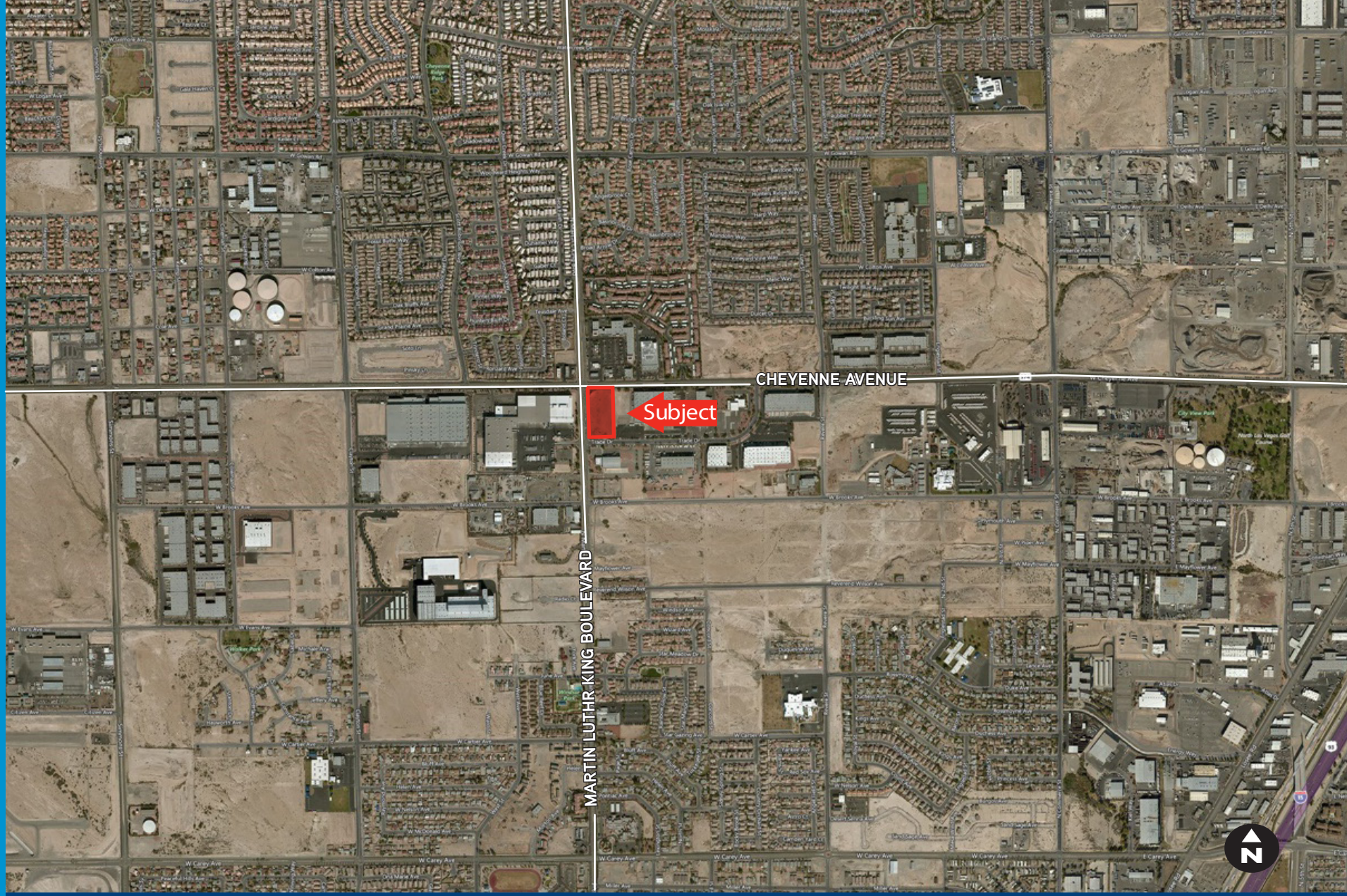
SUBJECT

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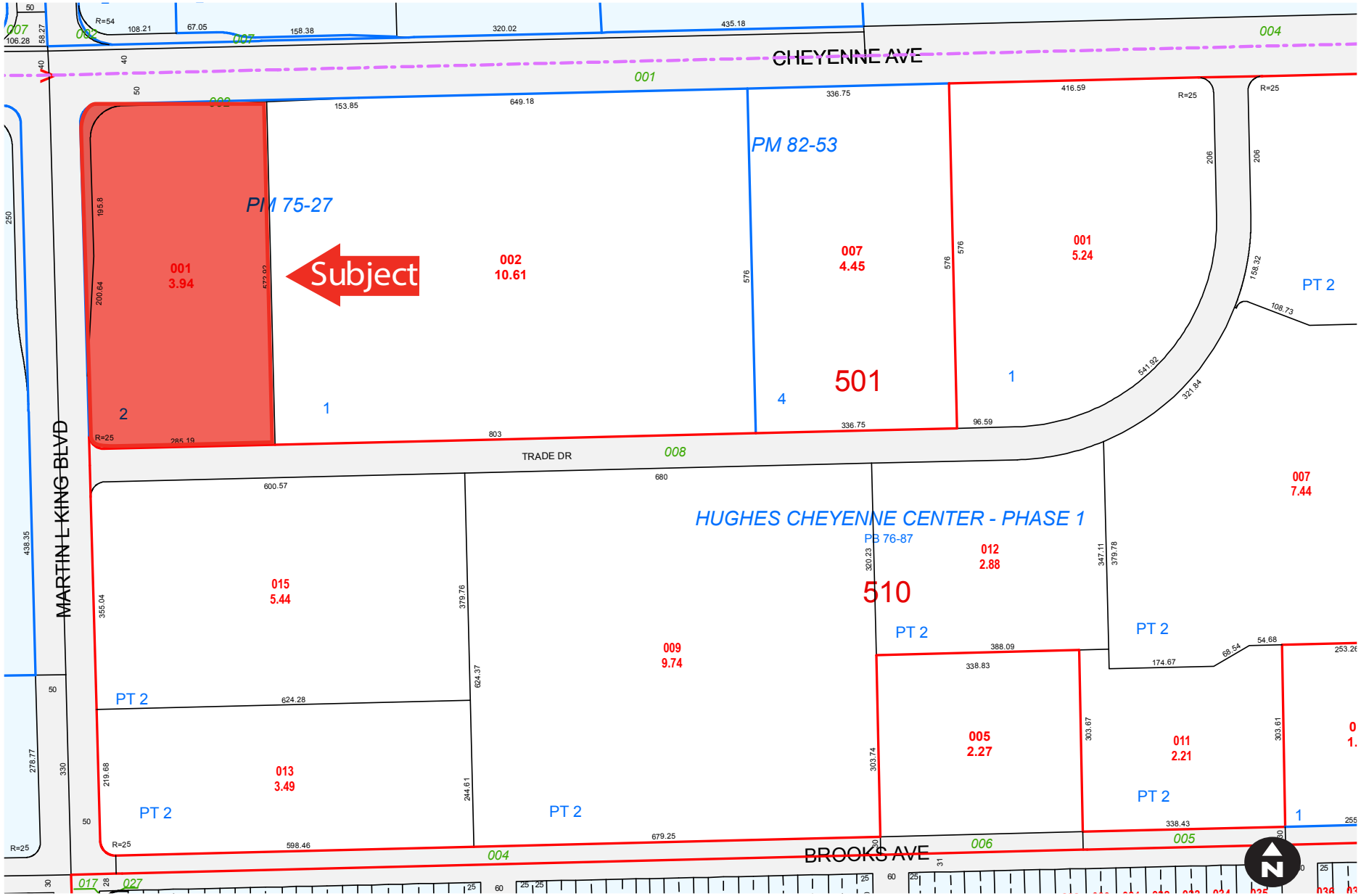
AERIAL

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PARCEL MAP

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