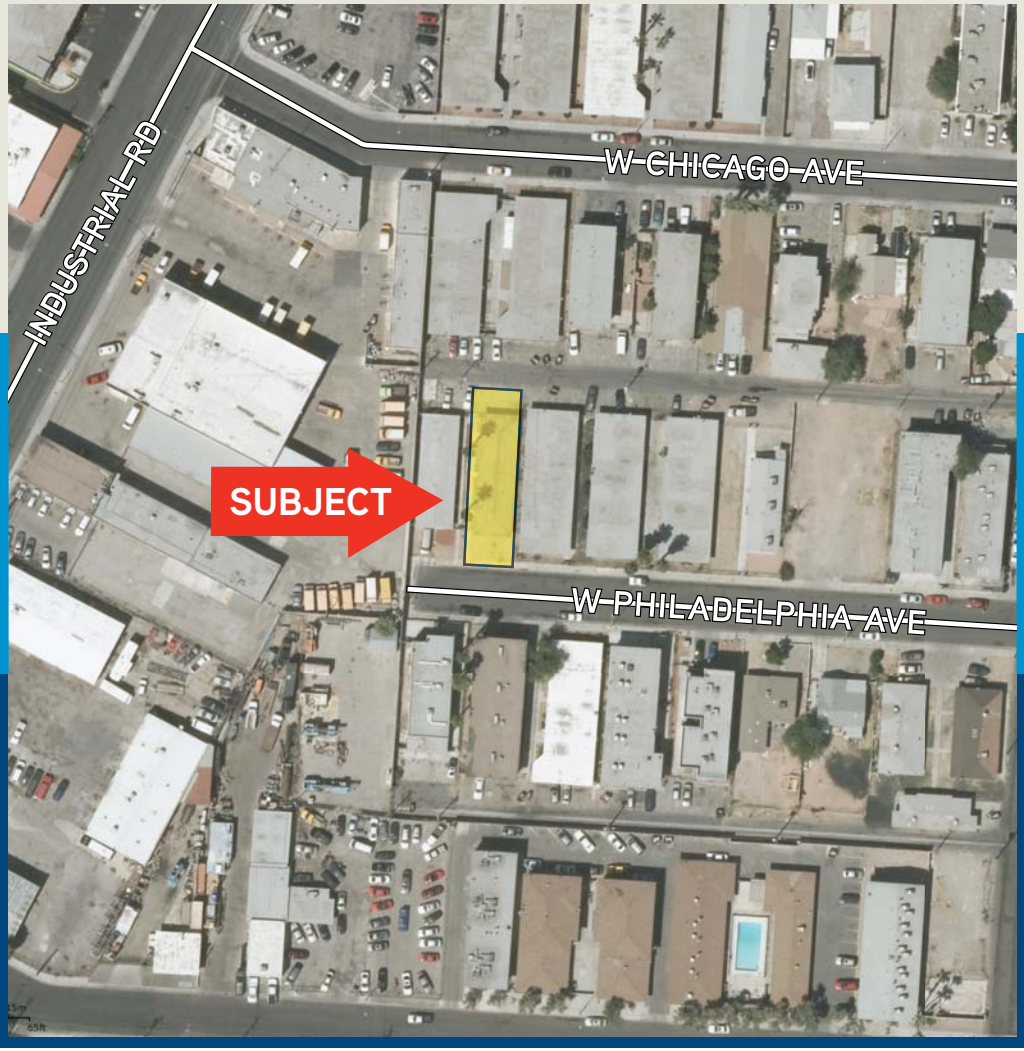
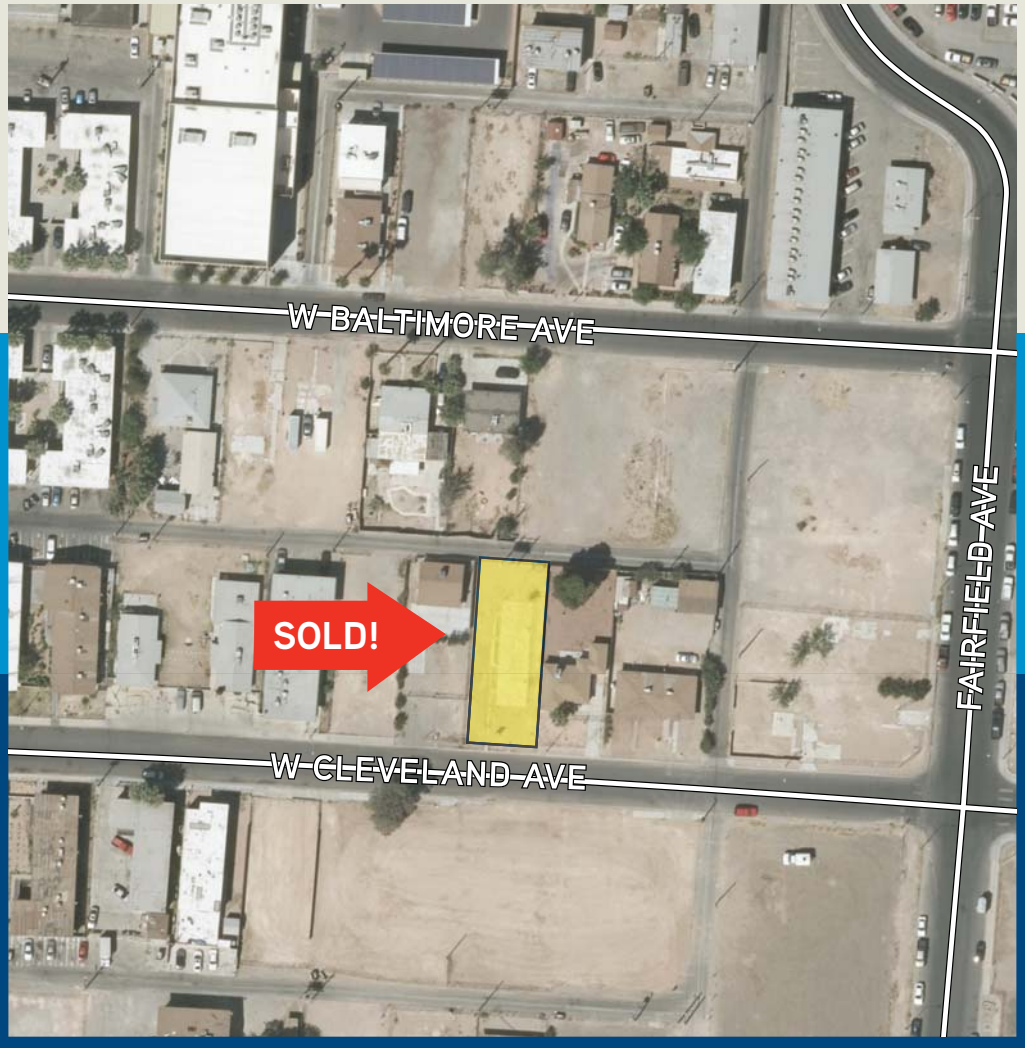
REDEVELOPMENT OPPORTUNITIES - NEAR RESORT CORRIDOR

~~222 W CLEVELAND AVE &~~ 246 W PHILADELPHIA AVE

» ± 0.16 AND 0.11 ACRES OF LAND, LAS VEGAS, NV 89102





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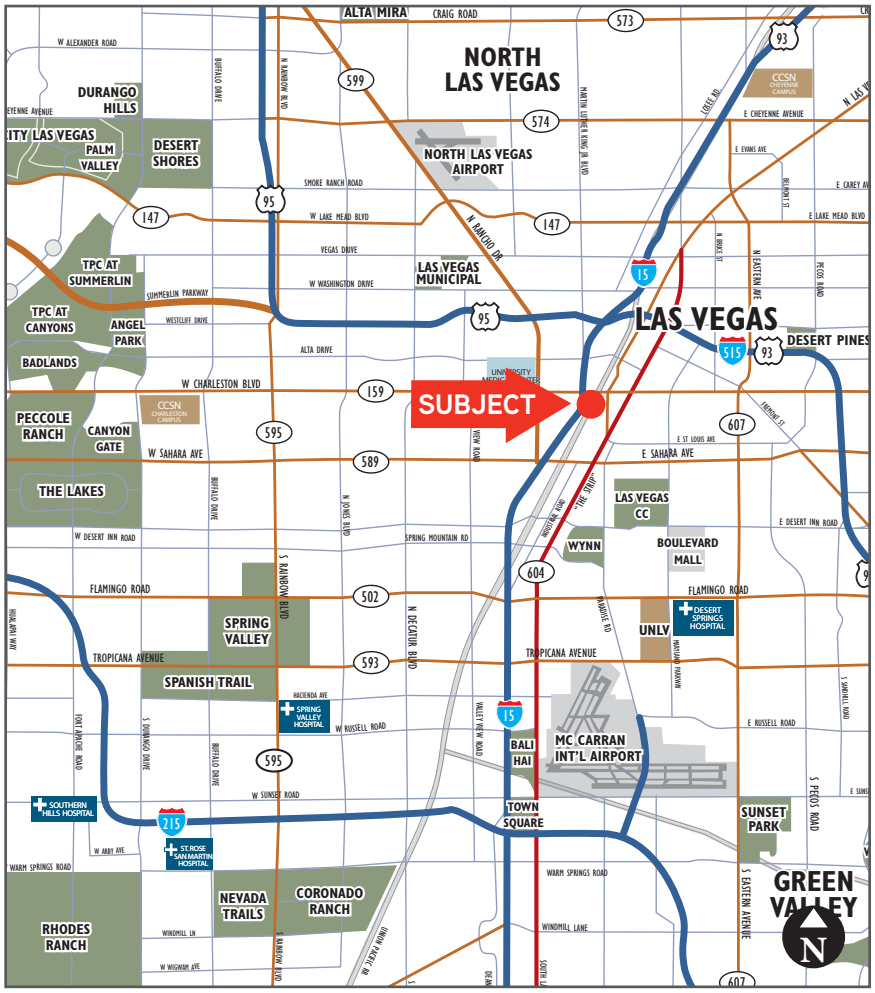
PROPERTY HIGHLIGHTS

SITE A: 222 W CLEVELAND AVE

- APN: 162-04-813-028
- ±0.16 GROSS ACRES
- ZONED R-4
- LOCATED NEAR THE NEW LUCKY DRAGON HOTEL AND CASINO AND THE STRATOSPHERE
- PLANNED USE: MIXED USE (NORTHERN STRIP GATEWAY)
- **SOLD MAY 9, 2017 FOR $199,000!**

SITE B: 246 W PHILADELPHIA AVE

- APN: 162-04-710-118
- ±0.11 GROSS ACRES
- ZONED R-4
- LOCATED BEHIND THE STRATOSPHERE NEAR LAS VEGAS BLVD
- PLANNED USE: MIXED USE (NORTHERN STRIP GATEWAY)
- **FOR SALE: $147,900**



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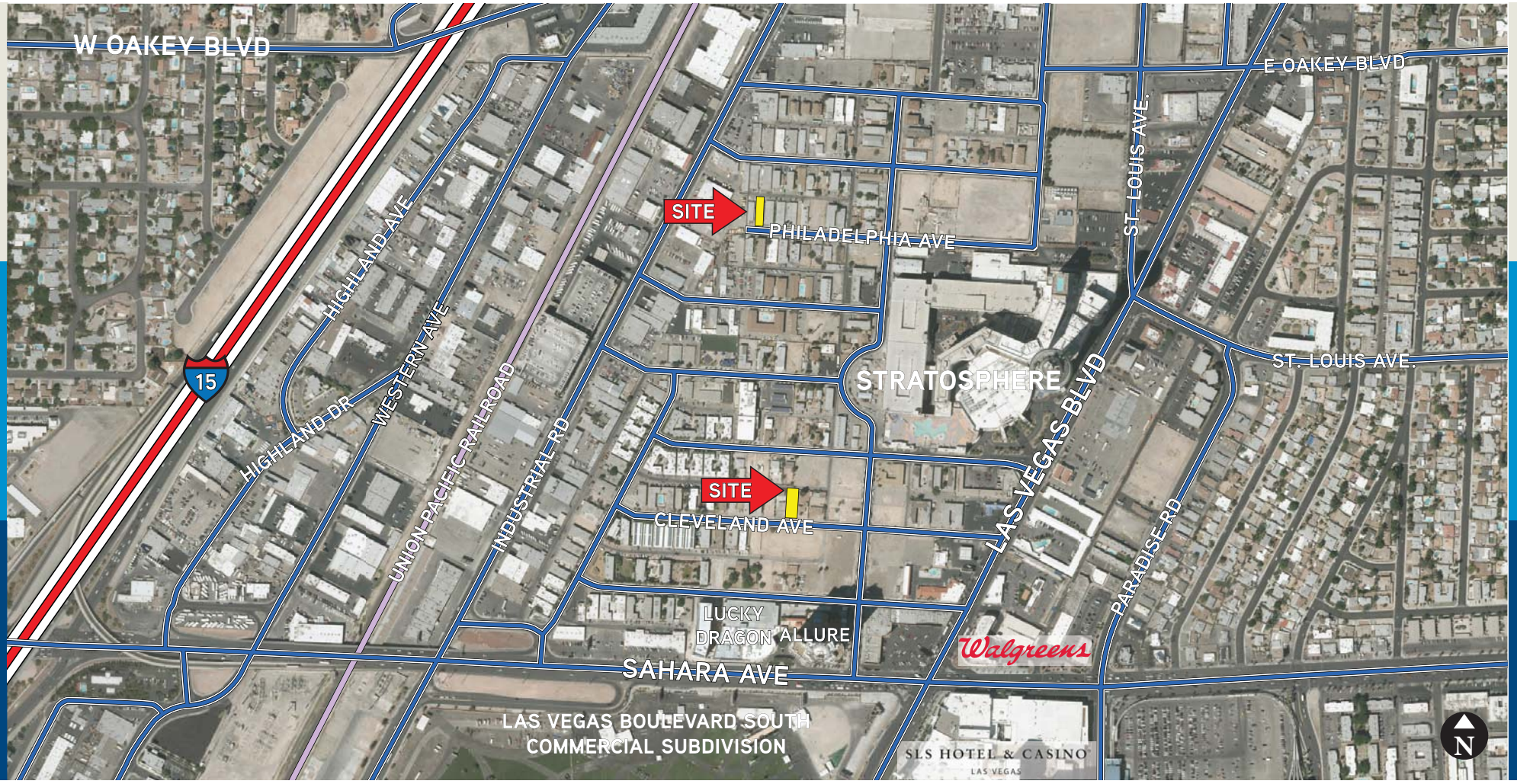
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AERIAL PHOTO

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