


FOR SALE - VACANT LAND WITH INCOME

±1.09 ACRES VACANT INDUSTRIAL LAND

5480 STEPHANIE STREET, LAS VEGAS, NEVADA 89122



DEAN WILLMORE  SIOR
+1 702 836 3763
dean.willmore@colliers.com

MIKE WILLMORE
+1 702 836 3748
mike.willmore@colliers.com

COLLIERS INTERNATIONAL
3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169

FOR SALE - VACANT LAND WITH INCOME

±1.09 ACRES VACANT INDUSTRIAL LAND

5480 STEPHANIE STREET, LAS VEGAS, NEVADA 89122



THIS IS A PERFECT SITE FOR NEW INDUSTRIAL OWNER/USER DEVELOPMENT OR AS AN INCOME GENERATING INVESTMENT. IT IS AN APPROXIMATE ±1.09 ACRE INDUSTRIAL ZONED (CLARK COUNTY M-1) SITE, LOCATED ON STEPHANIE STREET, JUST NORTH OF RUSSELL ROAD AND 1.5 MILES NORTH OF THE GALLERIA MALL.


THE PROPERTY OFFERS EASY ACCESS TO THE US 95/I-515 FREEWAY INTERCHANGE VIA RUSSELL ROAD AND IS LOCATED JUST WEST OF BOULDER HIGHWAY. IT IS ADJACENT TO THE NEW STEPHANIE INDUSTRIAL PARK PROJECT, WHICH IS CURRENTLY UNDER DEVELOPMENT.



PROPERTY HIGHLIGHTS

- ±1.09 Acre Site
- Light Industrial (M-1), Clark County Zoning
- Potential, Industrial, Commercial
- Leased until December 31, 2020
- Annual Income of \$35,112
- APN: 161-27-305-002
- 8" PVC Waterline and 8" Sewer Line Exists in Stephanie Street

Asking Price: \$920,000.00

DEAN WILLMORE  SIOR
+1 702 836 3763
dean.willmore@colliers.com

MIKE WILLMORE
+1 702 836 3748
mike.willmore@colliers.com

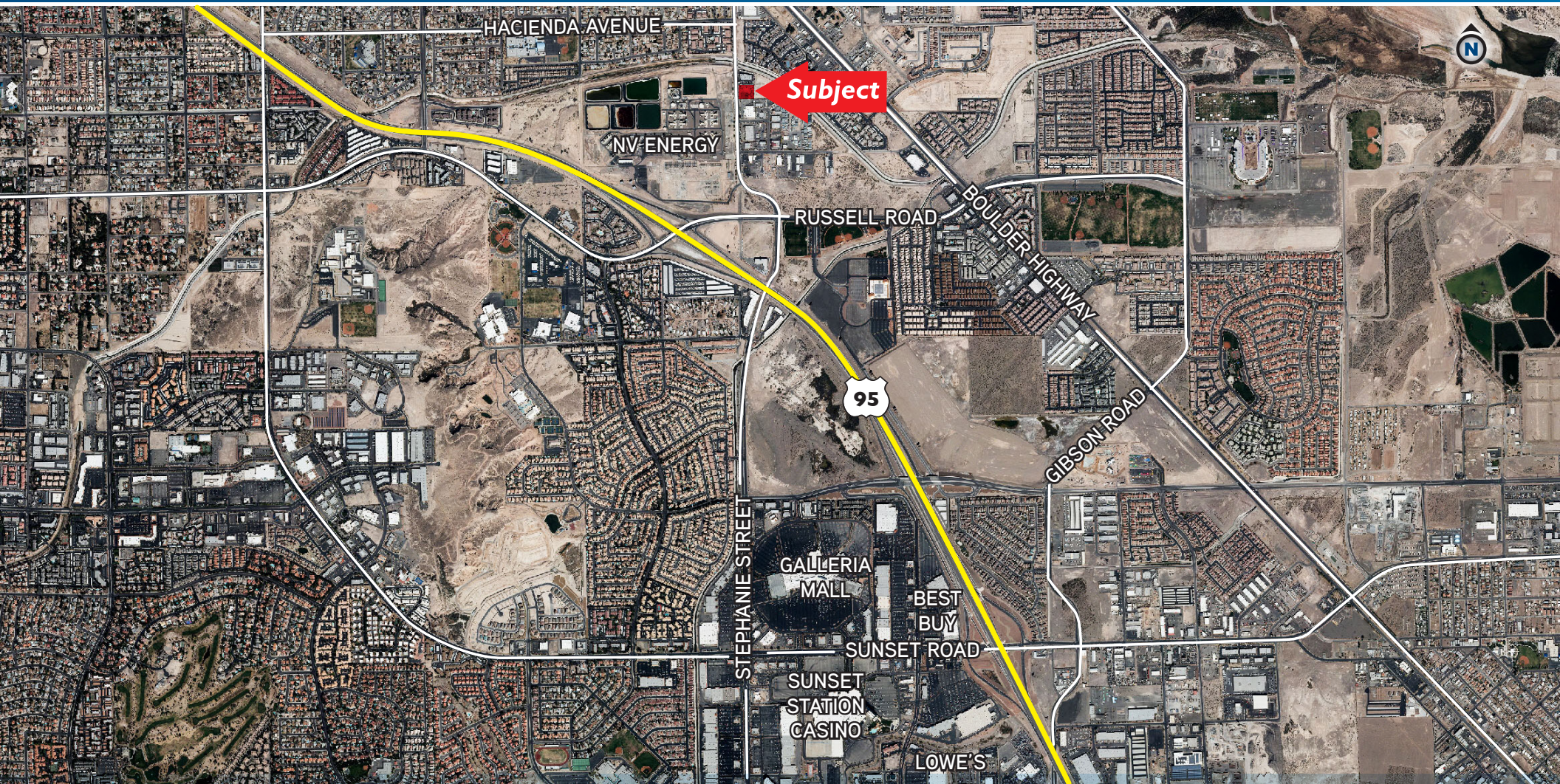
COLLIERS INTERNATIONAL
3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169


The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

FOR SALE - VACANT LAND WITH INCOME

±1.09 ACRES VACANT INDUSTRIAL LAND

5480 STEPHANIE STREET, LAS VEGAS, NEVADA 89122



DEAN WILLMORE  SIOR
+1 702 836 3763
dean.willmore@colliers.com

MIKE WILLMORE
+1 702 836 3748
mike.willmore@colliers.com

COLLIERS INTERNATIONAL
3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.