



**FOR SALE**  
**OWN A PIECE OF**  
**LAS VEGAS BLVD**

**TWO-STORY, MULTI-TENANT OFFICE BUILDING**

**229 S. Las Vegas Blvd.**

Las Vegas, Nevada 89101

**HISTORIC DOWNTOWN LAS VEGAS**





## FOR SALE

**TWO-STORY, MULTI-TENANT OFFICE BUILDING**

# 229 S. Las Vegas Blvd.

Las Vegas, Nevada 89101

This two-story, multi-tenant office building is located in the heart of the historic Downtown Las Vegas. Sitting at the northeast corner of Las Vegas Boulevard South and Bridger Ave., it provides tenants with full walking access to many eateries, shops and amenities such as banks, the U.S Post Office, the Las Vegas Courthouse and Regional Justice Center. There are currently five tenants occupying the  $\pm 8,250$  SF space.

- **PRICE: \$1,460,000**
- Great owner-user opportunity
- Masonry with brick frontage
- $\pm 8,250$  SF total building size
- $\pm 0.16$  Acres total parcel size
- Parcel number: 139-34-611-048

Taber Thill, SIOR

+1 702 836 3796

taber.thill@colliers.com

Patti Dillon, SIOR

+1 702 836 3790

patti.dillon@colliers.com



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**

**TWO-STORY, MULTI-TENANT OFFICE BUILDING**

# 229 S. Las Vegas Blvd.

Las Vegas, Nevada 89101



**SITE**

**88** SCORE

**VERY WALKABLE**

Subject Property has one of the best walkability scores in Downtown Las Vegas

Taber Thill, SIOR

+1 702 836 3796

taber.thill@colliers.com

Patti Dillon, SIOR

+1 702 836 3790

patti.dillon@colliers.com







PUBLIC PARKING  
LVB & CARSON  
\$50/MONTH

PUBLIC PARKING  
FREMONT ST  
EXPERIENCE GARAGE  
\$45/MONTH

PUBLIC PARKING  
SOUTH LVB LOT  
\$35/MONTH  
Starts 9/1/2017

PUBLIC PARKING  
EL CID LOT  
\$30/MONTH

SITE

GUEST PARKING

**FOR SALE**

**TWO-STORY, MULTI-TENANT OFFICE BUILDING**

**229 S. Las Vegas Blvd.**

Las Vegas, Nevada 89101

Taber Thill, SIOR

+1 702 836 3796

taber.thill@colliers.com

Patti Dillon, SIOR

+1 702 836 3790

patti.dillon@colliers.com

