

BANK OWNED LAND FOR SALE: ± 1.94 ACRES

SOUTH LAS VEGAS STRIP LOCATION

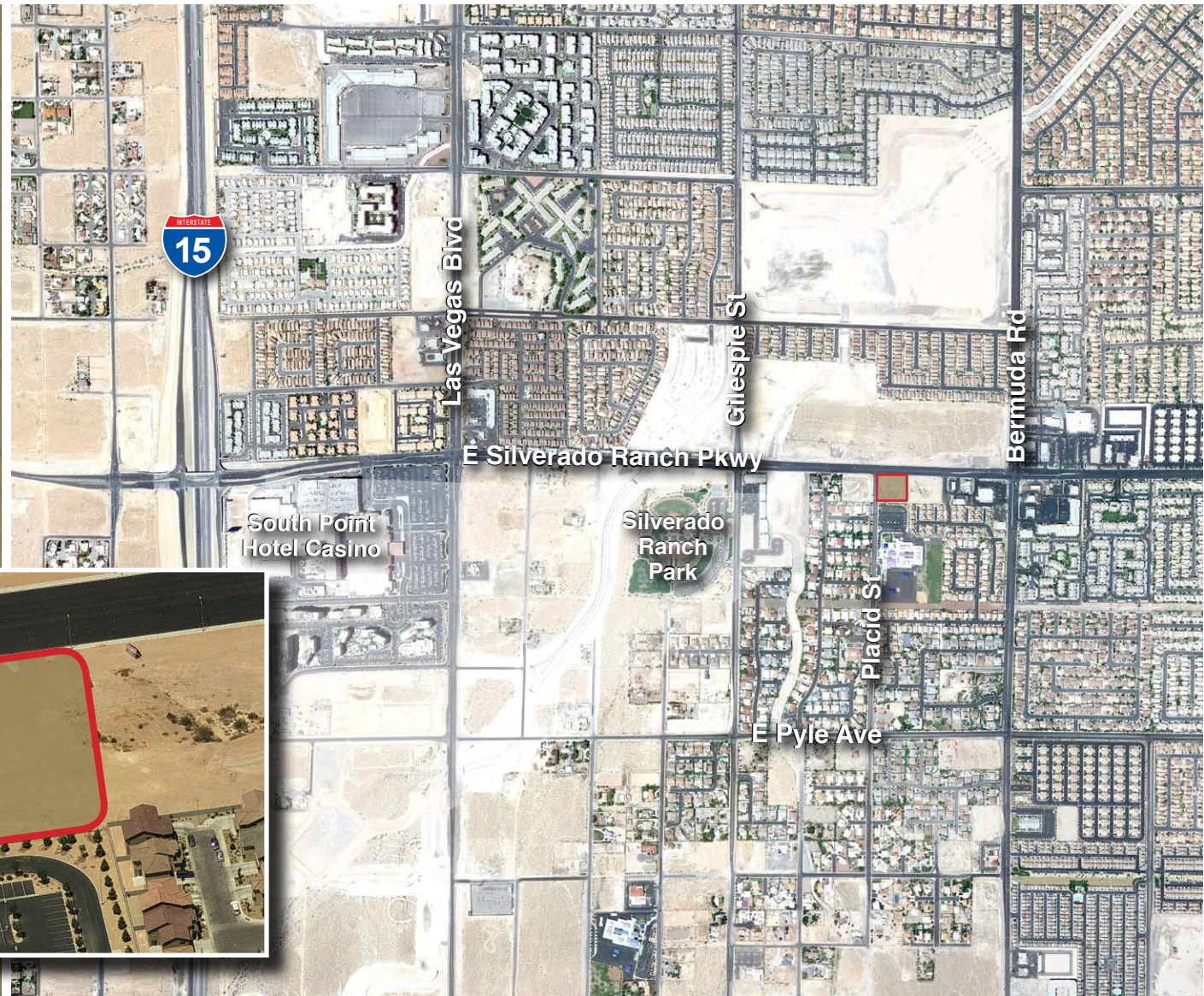


\$660,000

C-1 Zoning

APN: 177-28-503-001

**E Silverado Ranch Blvd & Placid St
Las Vegas, NV 89183**



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LAND BARON BROKERAGE LLC

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PROPERTY OVERVIEW

Address: E Silverado Ranch & Placid St
Parcel No: 177-28-503-001
Type: Vacant Land
Acres: 1.94 Acres
Zoning: Local Business (C-1)
Landuse Plan: Neighborhood Commercial (CN)
Jurisdiction: Clark County – Enterprise
2011 Property Taxes(est): \$4,349

SUMMARY

The Subject Property consists of 1.94 acres of vacant land located on Silverado Ranch Blvd two blocks east of Las Vegas Blvd. The current zoning is Local Business (C-1) with an underlying general plan designation of Neighborhood Commercial (CN). This is an ideal location for a small retail building or a professional office building. The property is less than one mile east of the South Point Casino. The property also enjoys direct access to the I-15 which is 1 mile to the east. There is a significant amount of residential housing that surrounds the site and a limited number of commercial development sites in the immediate area. All utilities are to the site and a portion of the offsite improvements have been completed.



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