

Asking Price: \$5,900,000

DOWNTOWN ENTERTAINMENT COMPLEX OPPORTUNITY

1022 S Main St Las Vegas, NV 89101

12,417 Sq.ft. on 0.35 Acres in Vibrant Downtown Las Vegas

A multi-purpose entertainment venue near Downtown's Arts District



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FOR SALE

RENDERINGS OF POTENTIAL USE



OFFERING SUMMARY

Asking Price: \$5,900,000

Building Size: 12,417 Sq.ft.

Lot Size: 0.35 Acres

Zoning: C-M

Submarket: Arts District/
Downtown South

APN: 139-33-811-031

PROPERTY OVERVIEW

This offering is located in the growing Downtown area. The property is being developed with an entertainment venue in mind.

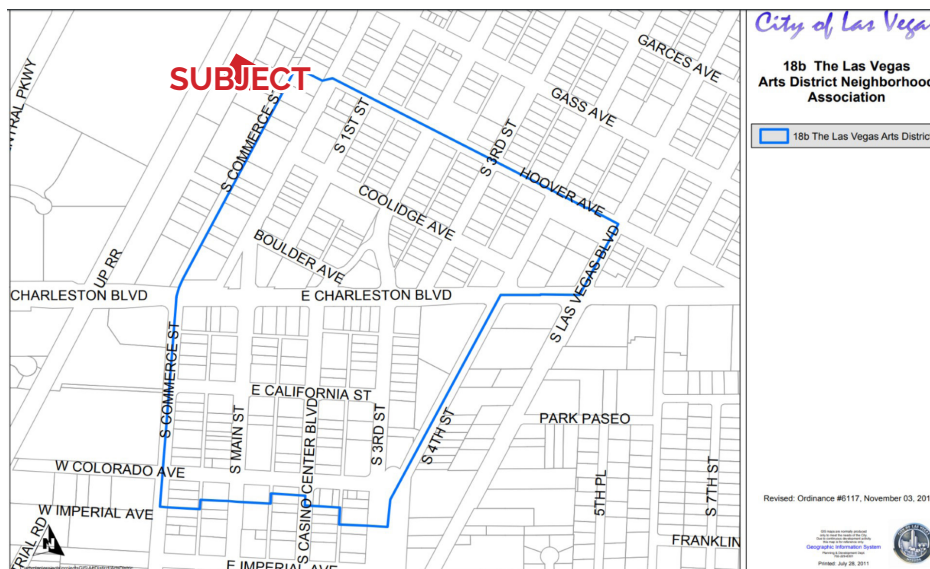
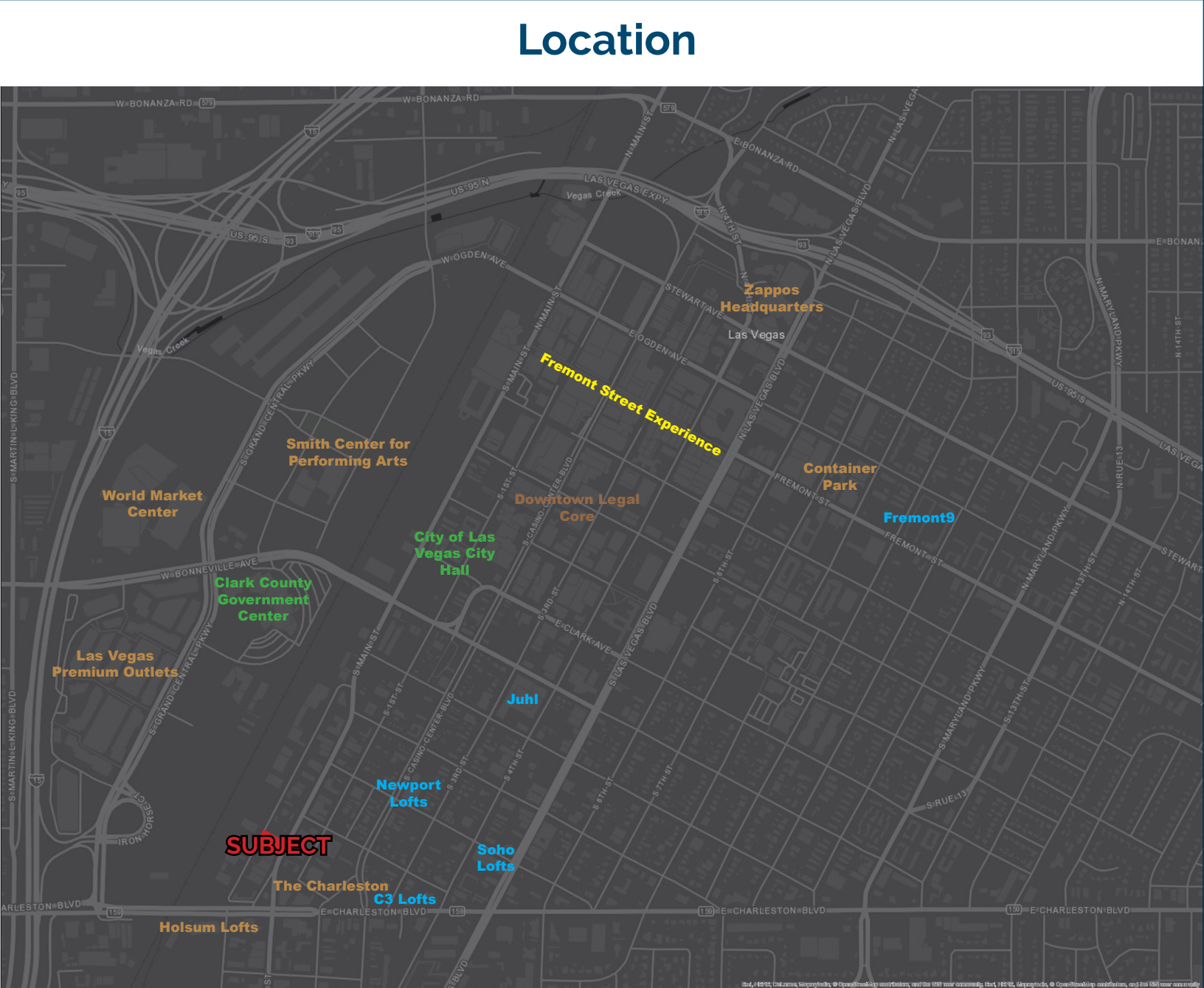
LOCATION OVERVIEW

The project is located near the Arts District within Downtown Las Vegas. This area nurtures a creative habitat for art galleries, antique stores and a vibrant bar and tavern scene. The City of Las Vegas street improvements are adding to the welcoming nature of the district. The Arts District, which hosts the First Friday monthly arts festival, is arguably Las Vegas' most happening areas for locals and visitors alike.

The area has strong connectivity to the I-15 and is a short distance from The Fremont Street Entertainment District as well as The Las Vegas Premium Outlets, Clack County Government Center and Symphony Park. Downtown Las Vegas also serves as the County's legal hub and has a meaningful daytime population.

EXISTING BUILDING





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Coldwell Banker Premier in compliance with all applicable fair housing and equal opportunity laws.

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