

FOR SALE

.56 Acres Bank Owned Land For Sale

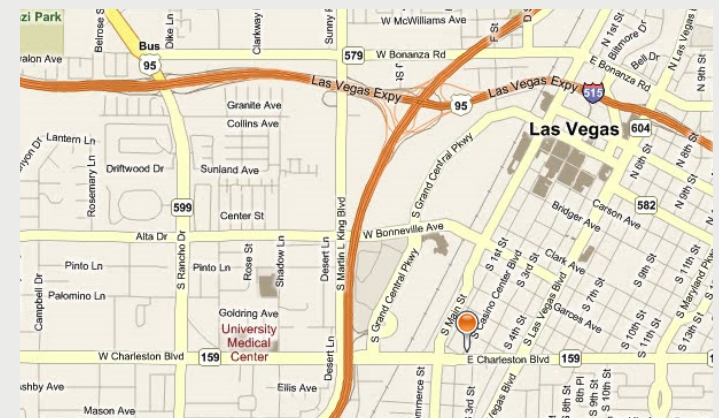
201 East Charleston | Las Vegas, NV 89101



Investment Highlights

Trinan is pleased to represent .56 acres of vacant land for sale located at the northeast corner of Charleston Boulevard and Casino Center. The land is located in the downtown Las Vegas Art District Overlay and offers exceptional vision on all three sides due to its functional triangular shape.

Parcel: 139-34-410-047
 Acres: 0.56
 Square Footage: 16,553
 Zoning: C-2, General Commercial
 Jurisdiction: City of Las Vegas
 Tax District: Las Vegas City – Redv1
 Asking Price: \$385,000



Miles	1	3	5
2009 Total Adult Population	12,669	38,697	374,531
2009 Average Household Income	\$63,803	\$61,223	\$59,765
2000 Total Housing Units	7,001	74,535	198,167

CALL FOR OFFERS
MARCH 18, 2010

jerry horden, *vice president*
 702-409-4900
 horden@trinan.com

trinan | 2320 Paseo Del Prado | Suite B302 | Las Vegas, Nevada 89102

The information contained herein deemed reliable, but Trinan cannot guarantee the accuracy & should be verified independently.