

# FOR SALE

## OFFICE WAREHOUSE YARD & STORAGE BUILDING CENTRAL EAST LAS VEGAS SUB MARKET



# \$2,999,999

1611 and 1613 Fremont Street, Las Vegas, 89101

### 1611 PROPERTY FEATURES

- Two Story Office offers Seven Offices +/- 2,500 SF
- Warehouse +/- 3,200 SF
- Block Storage Building in Yard Area +/- 1,600 SF
- 64 Linear Feet Fronting Fremont Street
- T4-C Zoning Allows for Many Different Uses
- APN: 139-35-301-004
- Built in 1951
- .29 acre lot

### 1613 PROPERTY FEATURES

- 5 Individual Retail Style Units Totaling +/- 5,260 SF
- T4-C Zoning Allows for Many Types of Use's
- Built in 1943
- Two Parcels: 139-35-301-005, 006. Total .58 acre or 25,264 SF
- This parcel IS NOT in a 100-year flood zone

**GRIFFIS REALTY INVESTMENTS**

Commercial Real Estate Services | Joe Griffis

7381 W Charleston Blvd | Ste 110 | Las Vegas, NV 89117 | T 702.341.0081 | C 702.406.6867



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

## 1611 FREMONT ST



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