

EXCLUSIVE LISTING!

0.96 +/- Acres Industrial Listed for \$495,000
Glendale Ave and N. Nellis Blvd-Las Vegas, NV 89156



- ✓ APN 140-21-101-009
- ✓ 0.96 +/- Acres
- ✓ Unincorporated Sunrise Manor jurisdiction
- ✓ Zoned Residential Single-Family (RS20)
- ✓ Planned Land use BE-Business Employment
- ✓ Buyer to rezone, both adjacent parcels to the west are light industrial.
- ✓ 2026/27 Taxes \$723.89
- ✓ Property cleared and level
- ✓ Glendale Ave frontage 198'
- ✓ Improved streets with utilities nearby/ City of North Las Vegas Water

2026 Demographics- 89156

Population	31,280
% population change	5.02% increase
Households	10,103



Mark Anthony Rua
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The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.

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