



1623-1625 FREMONT STREET · LAS VEGAS, NEVADA 89101

# \$899,999

Historic Fremont Street. Prime Redevelopment Canvas.

**8,400**  
SQ FT

**0.47**  
ACRES

**1952**  
YEAR BUILT

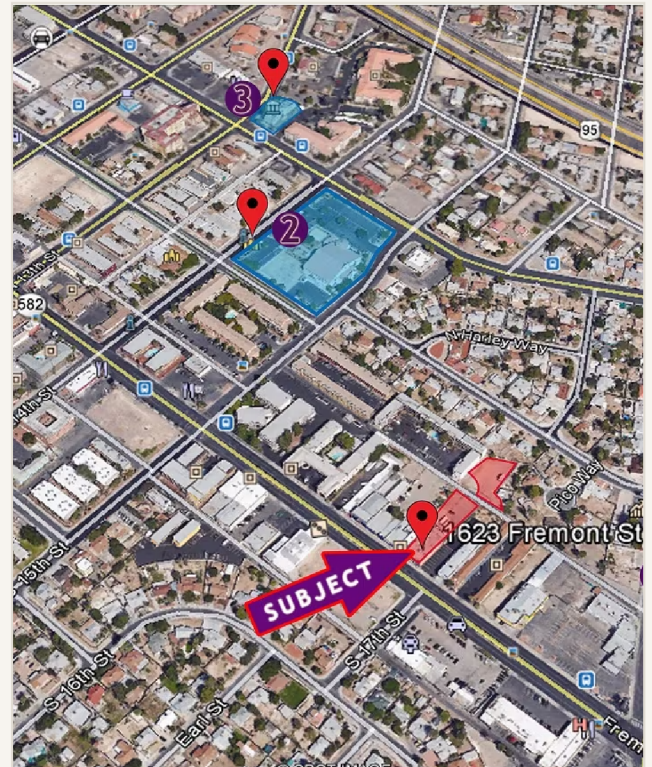
**2**  
STORIES

**C-2 / T-4**  
ZONING

PROPERTY HIGHLIGHTS

- ◆ Prime Fremont Street Frontage in the Heart of Downtown Las Vegas
- ◆ Vacant & Fully Guttled — Blank Canvas for Owner-User or Redevelopment
- ◆ Adjacent Rear Land Parcel Included in Sale
- ◆ Street Frontage Parking + Private Owner / Employee Rear Parking
- ◆ Two Commercial Walk-In Freezers In Place
- ◆ Epicenter of Downtown Las Vegas's Most Active Redevelopment Corridor

LOCATION



APN  
139-35-301-008  
139-35-312-054

PERMITTED USES  
Retail / Restaurant  
Office / Mixed-Use