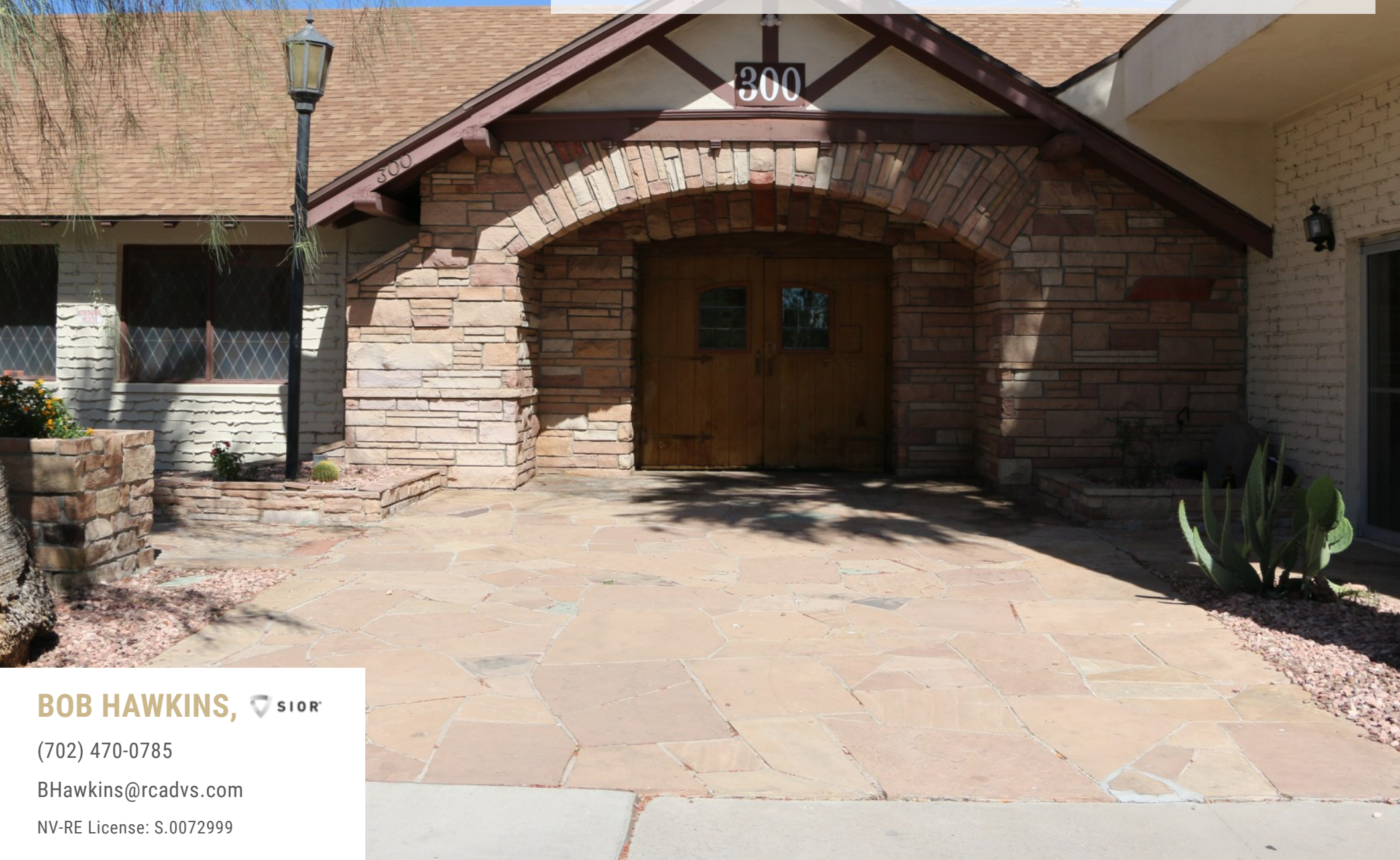




±10,500 SF TOTAL | FOR SALE OR LEASE

300 S. 7TH STREET, LAS VEGAS, NV 89101



BOB HAWKINS, SIR

(702) 470-0785

BHawkins@rcadv.com

NV-RE License: S.0072999

300 S. 7TH STREET | LAS VEGAS, NV 89101

FOR SALE OR LEASE



- ±10,500 SF Church / Redevelopment Site
- Excellent Owner-User Opportunity
- Situated on ±0.80 Acres w/ 75 Parking Spaces
- Prime Downtown Location @ the SWC of S. 7th Street & E. Bridger Avenue
- Zoning: C-1 (Limited Commercial)



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Las Vegas, NV 89119

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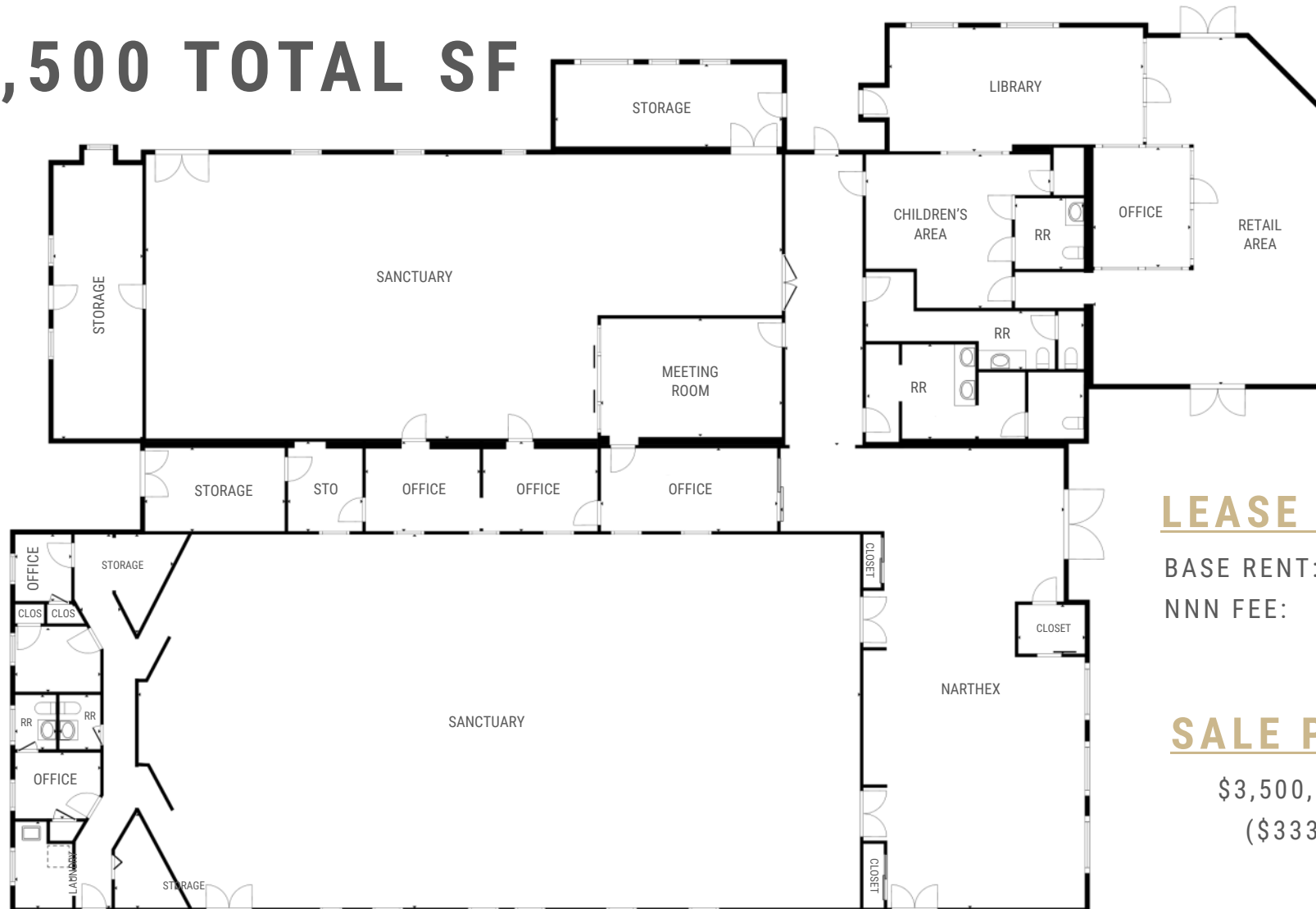
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300 S. 7TH STREET | LAS VEGAS, NV 89101

FOR SALE OR LEASE

±10,500 TOTAL SF



LEASE PRICE:

BASE RENT: \$1.75/SF

NNN FEE: \$0.45/SF

SALE PRICE:

\$3,500,000.00

(\$333/SF)

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