

EXCLUSIVE LISTING!

0.69 +/- Acres Dinkeldorf Rd in Henderson, 89015
Commercial corner lot at for \$425,000



- ❖ APN # 179-08-502-034/ 035/ 036/ 037
- ❖ Total 0.69 +/- Acres- Four Parcels
- ❖ Zoned Community Commercial-CC
- ❖ Suited for businesses that serve the local community's needs
- ❖ Cadence Master Planned Community with numerous parks and schools close by.
- ❖ Site Plan available for office building
- ❖ Established residential area in Henderson with improved streets, sidewalks, utilities nearby
- ❖ 2026 Taxes \$1,868.99 – all parcels

Demographics-2025

3-mile radius

Population

80,605

Households

31,207

Median Household
Income

\$90,364

3.03% ann.
increase



Mark Anthony Rua
Brokers

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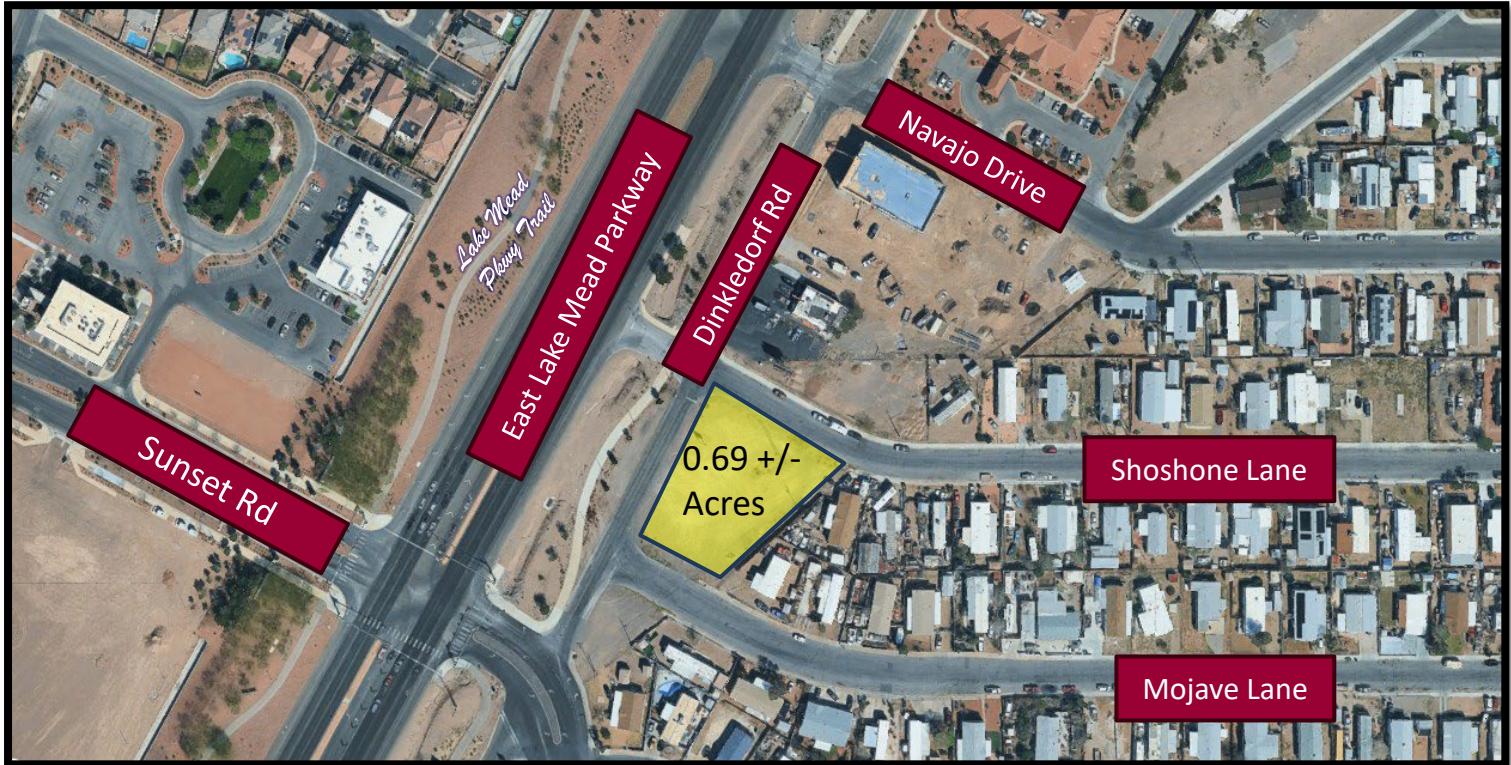
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Site Plan



SITE SUMMARY:

LEGAL DESCRIPTION

PARCEL: 17908502035, 17908502036, 17908502034, 17908502037

AHJ: CITY OF HENDERSON

TOTAL LAND: 0.69 ACREA 30,056 S.F.

ZONING: CC

BUILDING: TOTAL: 1,928 S.F.

1ST FLOOR: COFFEE SHOP 482 S.F.

2ND - 4TH FLOOR: 3 UNITS 1,446 S.F.

OFFICE 482 S.F. EACH

PARKING CALCULATIONS:

OFFICE: 1 PER 300 GFA

COFFEE SHOP: 1 PER 150 GFA

BYCYCLE PARKING - EATING/DRINKING

LONG TERM: 0.1 PER 1,000 GFA

SHORT TERM: 1 PER 1,000 GFA

REQUIRED PARKING :

CAR PARKING 9 SPACES TOTAL

COFFEE SHOP: 4 SPACES

OFFICE 5 SPACES

BYCYCLE PARKING 1 SPACE

PARKING PROVIDED :

CAR PARKING 35 SPACES

(1 ADA VAN PARKING)

BYCYCLE PARKING 2 SPACES



DATE: 01/02/23
NADEL JOB #: 22101

NADEL

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OVERALL SITE PLAN - OPTION 3
E. LAKE MEAD PKWY & SHOSHONE LANE
HENDERSON, NV 89015



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ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

NOTES
 This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
 This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PMLD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PMLD BOUNDARY
- SECTION LINE

- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL

001 ROAD PARCEL NUMBER
 001 PARCEL NUMBER
 1.00 ACREAGE
 202 PARCEL SUBREQ NUMBER
 PB 24-45 PLAT RECORDING NUMBER
 5 BLOCK NUMBER
 5 LOT NUMBER
 505 GOV. LOT NUMBER

BOOK 521
 771
 811
 SC



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