

Western Highland Center

2012 Western Ave, Las Vegas, NV 89102



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Property Details

Price: \$9,234,000

- Great owner/user or investor opportunity
- Located minutes from the iconic Las Vegas Strip and the Famous Downtown Las Vegas
- Centrally located with easy access to the I-15 and Sahara Ave
- Retail frontage from both Western Ave and Highland Drive
- Amazing potential for I-15 visible unobscured advertising space
- Currently 100% leased with majority MTM leases

View the full listing here: <https://www.loopnet.com/Listing/2012-Western-Ave-Las-Vegas-NV/36561495/>

Price:	\$9,234,000
Property Type:	Industrial
Property Subtype:	Manufacturing
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	1.50 AC
Gross Building Area:	32,400 SF
Rentable Building Area:	32,400 SF
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No. Stories:	1
Year Built:	1973
Tenancy:	Multi
Zoning Description:	M-1
APN / Parcel ID:	162-04-302-005

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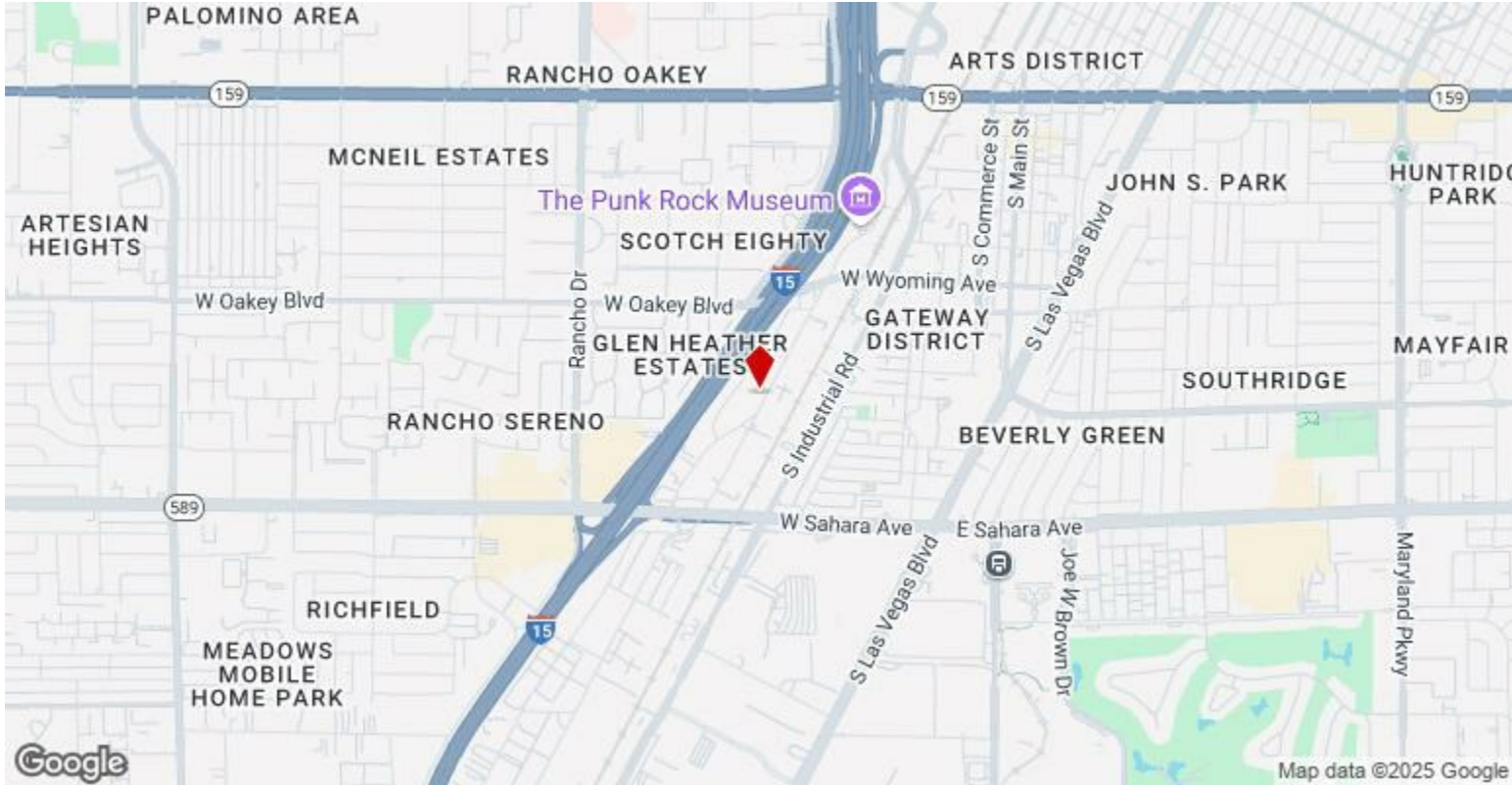
Major Tenant Information

Tenant	SF Occupied	Lease Expired
AFC Fire	-	
Billy Beddow	-	
Jack Prochazka	-	
James Farr	-	
Juan Gradilla	-	
MMI, Corp.	-	
Ron Shippert	-	
Sin City Tint	-	
Strictly Iron	-	

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Location



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Property Photos



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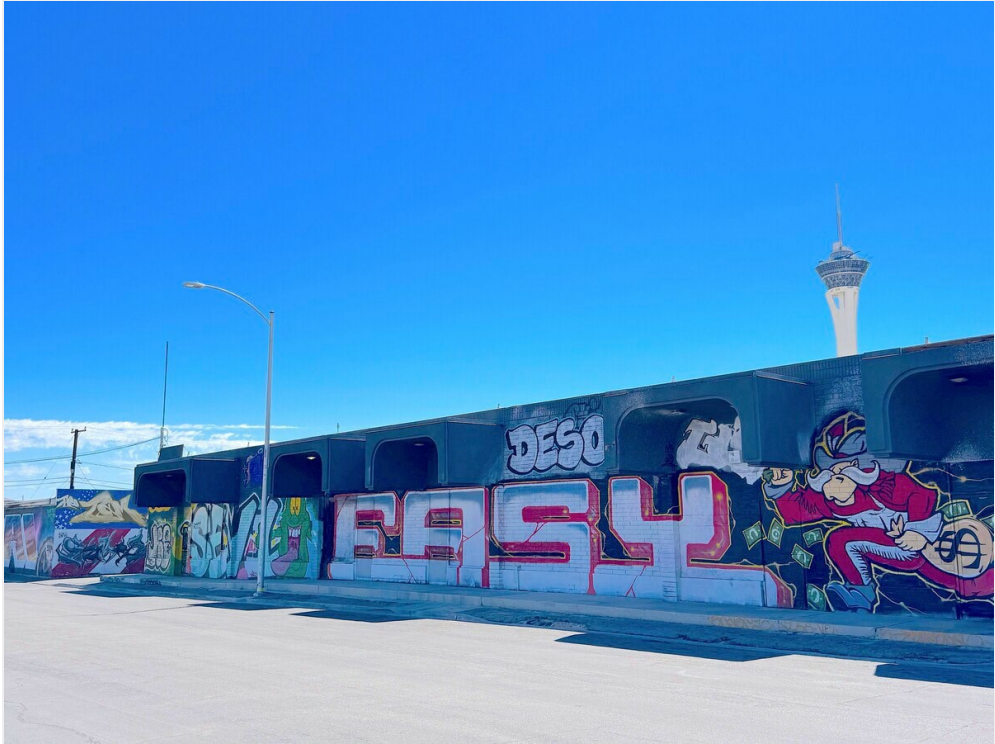
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