

±1.99 Acres of Land

Northeast Corner of Ithaca Avenue & N. Milan Street



Las Vegas Strip

SITE

N Milan Street

Ithaca Avenue

FOR SALE

Henderson, Nevada 89015

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Colliers Las Vegas

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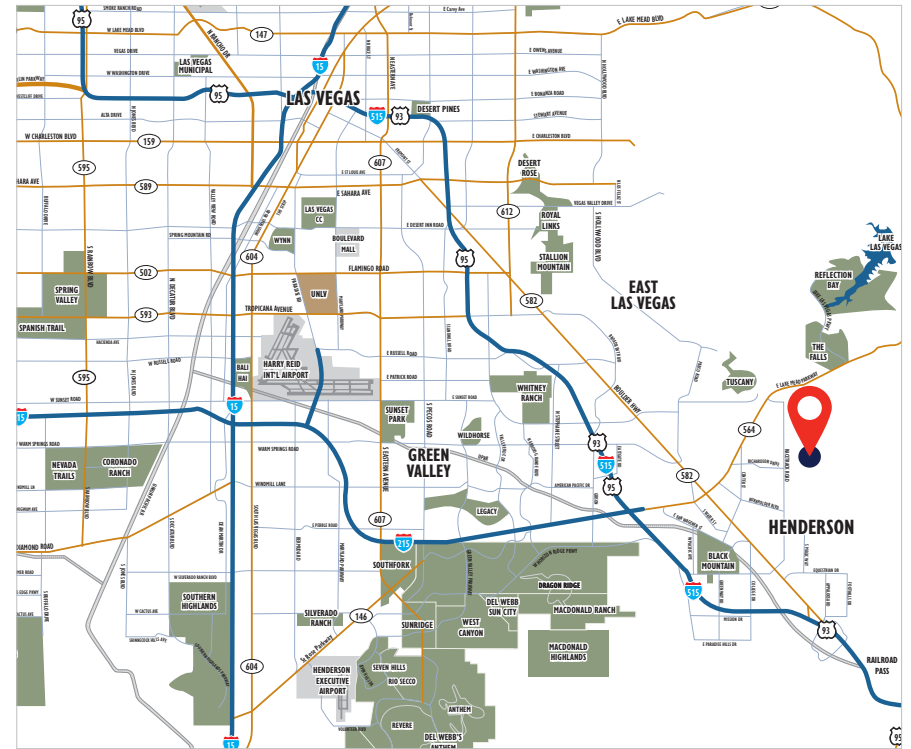
Property Overview

Colliers is pleased to present an opportunity to acquire a **±1.99 acre residential parcel** located on the northeast corner of Ithaca Ave and N. Milan Street.

The land is identified as RS-1 (Low-Density Single Family Residential). The surrounding area includes larger residential parcels with a semi-rural character compared to the newer planned communities elsewhere in Henderson.

Nearby amenities include Hayley Hendricks Park on Ithaca Avenue, which provides neighborhood recreation including playground/splash-pad and skate amenities. Other nearby options include Heritage Park, a much larger community sports and recreation complex. The property is also conveniently located near numerous public, magnet, charter and private educational options, including C.T. Sewell Elementary, McCaw STEAM Academy, Brown Academy of International Studies, Basic Academy of International Studies, Pinecrest Academy Cadence and Lake Mead Christian Academy, providing families with a variety of educational choices throughout East Henderson.

The location provides convenient access to several of Henderson's primary transportation corridors, including Boulder Highway, Lake Mead Parkway and I-11/U.S. 95, providing connectivity to Downtown Henderson, the greater Las Vegas Valley, Boulder City and the Lake Mead area.



Asking Price: \$500,000

CONTACT US

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±1.99 Acres of Land



APN: 179-04-803-008



Zoning Classification: Low Density
Single Family Residential (1 DU / AC)



Power*: At the Site



Water*: Along Both
Ithaca and N. Milan Street



Sewer*: 1900' to the South.

This Property Would Possibly Qualify for a Septic Waiver. Please Contact
Southern Nevada Water Authority for Complete Details.

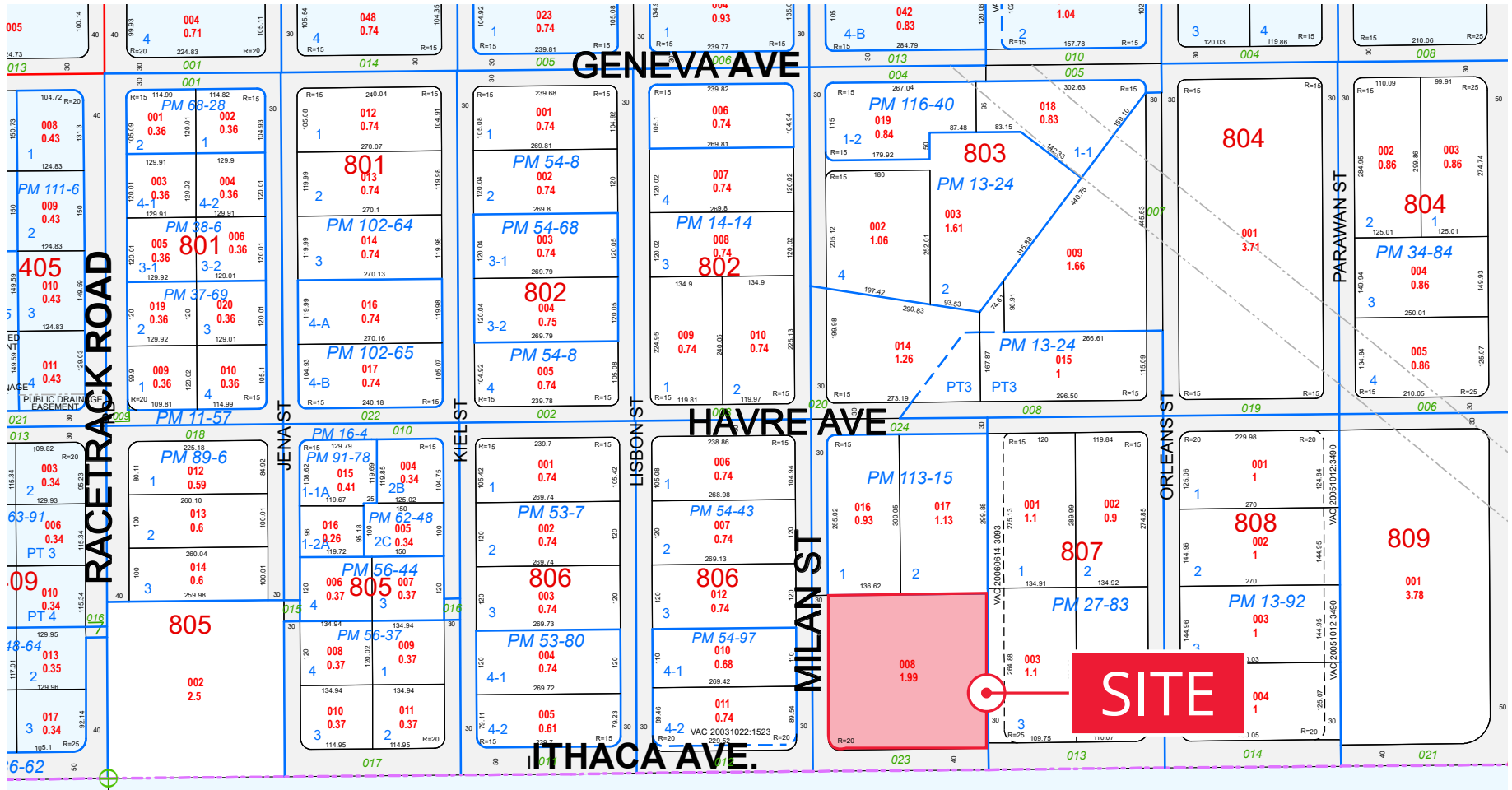


Asking Price: \$500,000



*To Be Confirmed By Buyer

 For illustration purposes only. Not to scale.



Location Map



Asking Price: \$500,000



ABOUT COLLIERS

\$6B Annual revenue

70+ Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$110B Assets under management

28,000 Professionals

CONTACT ME

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