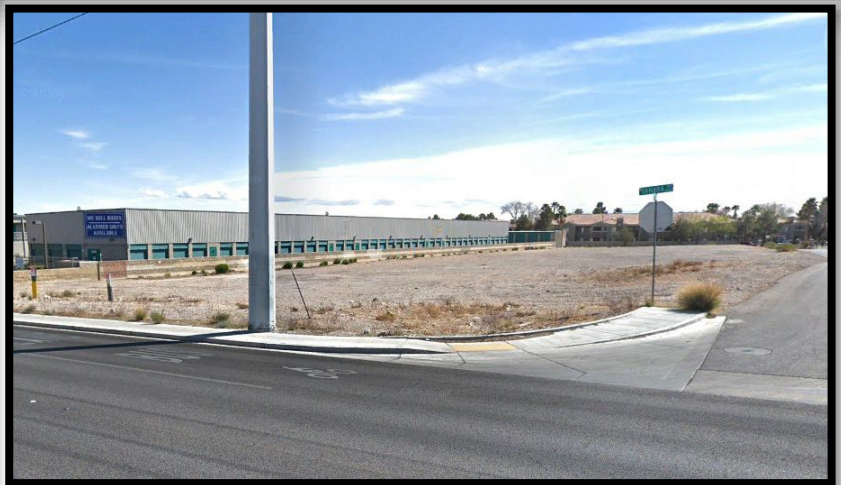


EXCLUSIVE LISTING

2.22 +/- Acres Commercial Land Listed for \$3,750,000
Seller will Carry! Sahara and Cimarron Las Vegas, NV 89117



- Apn # 163-09-102-002
- 2.22 +/- Acres
- Clark County jurisdiction-Spring Valley
- Commercial Zoned CG
- Developed area east of Summerlin and west of the Las Vegas Strip
- 163' Frontage on W. Sahara with sidewalks and curbs.
- Traffic Count at Sahara and Buffalo 72,113.
- Seller will carry a note with \$1,000,000 down for two years.
- 2026/27 Taxes \$ 14,642.25



Mark Anthony Rua
Lic# 26655

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com

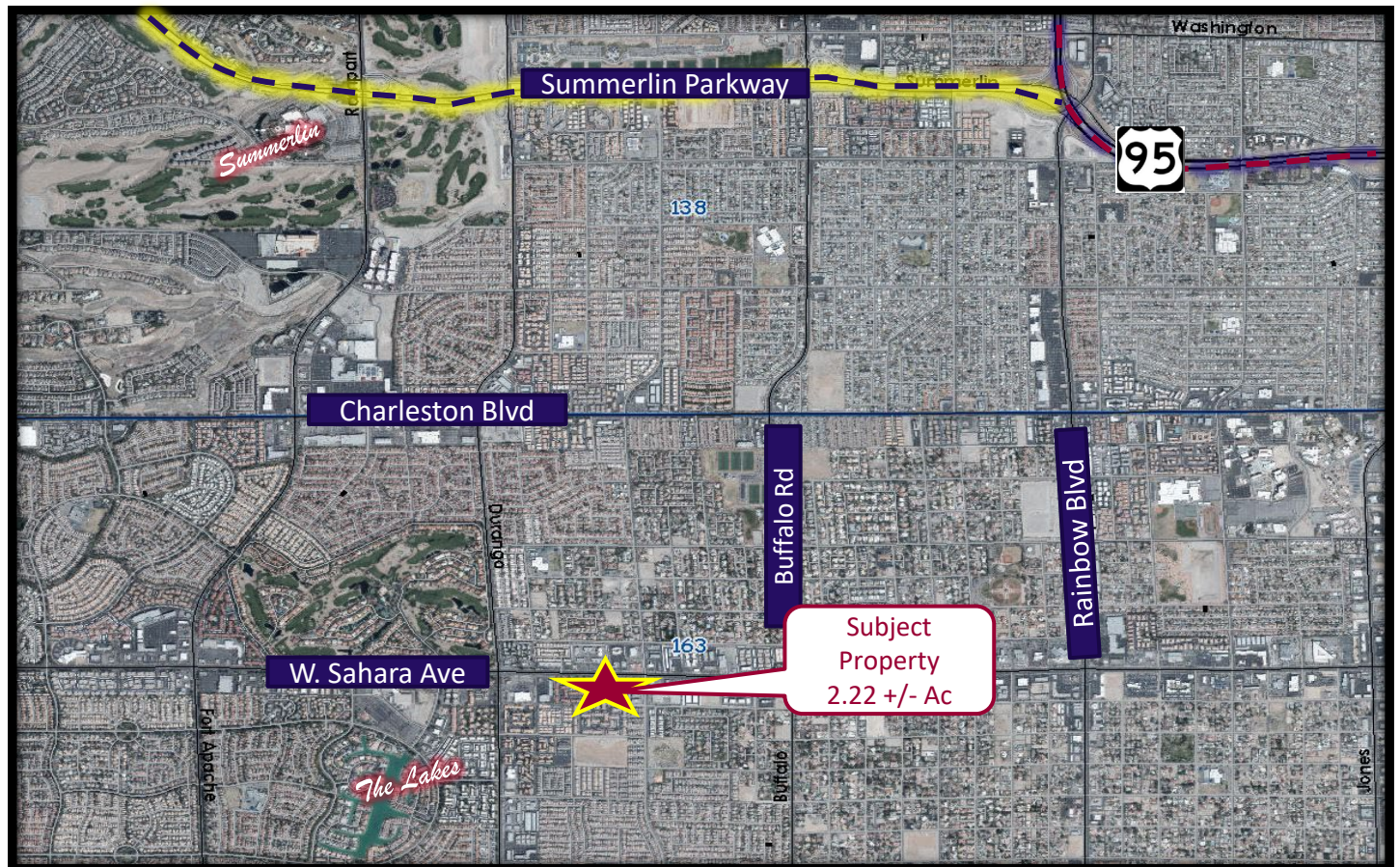
Office: 702-992-7534
Cell: 702-595-6244



The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.

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Las Vegas, NV 89117



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CONSOLIDATED

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