



Frank Wait Historical House

901 E OGDEN AVE, LAS VEGAS, NV 89101

PRICE: \$1,200,000 | FOR SALE

EXCLUSIVELY PRESENTED BY

Jodie Hoover | Managing Member

NV License S.172195 | NV License PM.165534

📞 702-521-1095

✉ Jodie@DreGroup.Vegas

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REAL ESTATE GROUP
B.144845LLC

Property Details & Highlights

FOR SALE

Frank Wait Historical House

Property Features

Address	901 E Ogden Ave
County	CLARK
Land Use	Commercial
Property Type	Type Retail
Subtype	Freestanding
Zoning	C-2
State	Nevada
Lot Size	0.33 AC
Frontage	143 Feet on Ogden Ave



Property Highlights

- ◆ Historic Downtown Icon
- ◆ Dual Parcel Portfolio
- ◆ High Density Zoning
- ◆ Private Parking
- ◆ Live work flexibility
- ◆ Aggressive benefits
- ◆ Located in the Fremont East Growth corridor



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SUMMARY

Dimopoulos Real Estate Group is pleased to offer for sale the Historic Frank Wait House. It is located at the northeast corner of S. 9th St. and Ogden Ave, placing it just steps away from the bustling bars, restaurants, and entertainment venues. Downtown Las Vegas (DTLV) is the city's authentic and walkable urban core blending rich history with cultural flair. As the heart of Las Vegas, the area features the vibrant 18b Arts District, famous for its monthly "First Friday" festivals, massive street murals and is home to iconic, unique attractions like The Mob Museum, Neon Museum, Downtown Container Park and Fremont Street Experience all is fueled by aggressive city initiatives and massive investments.

Step back in time at this one-of-a-kind historic landmark built by Frank Wait, Las Vegas's very first marshal and former police chief. Arriving in the city in 1914, Wait began the handcrafted construction on this spectacular stone cottage in 1932, using beautiful local mineral rock and petrified wood. While the building showcases a rugged rubble-masonry exterior, look closely to see the exceptional artistry and care devoted to the intricate stone patterns framing the doors and windows. The property is also packed with fascinating regional treasures. Near the front entryway, you will find a massive petroglyph boulder discovered by Robert E. Lake in 1920. Eccentric, historic, and deeply rooted in Nevada heritage, this architectural gem is a truly unique masterpiece you won't find anywhere else!

Nestled behind private gates property spans 0.33 acres on two distinct parcels. The main cottage features 2,120 total square feet, including 1,486 square feet on the main floor, 349 square feet upstairs, and a 285-square-foot basement. Steps away, a detached 662-square-foot guest house. The estate includes a second parcel that can serve as additional parking or can be used for further development.

The Frank Wait House was designated a Historical Landmark by the City of Las Vegas on June 1, 1994. Historical Landmarks must exemplify or reflect special elements of the City's Cultural, social, economic political, esthetic, engineering or architectural past and are identifiable with persons or events significant in local history. With the designation it offers property owners financial incentives such as tax breaks for renovation and grant access.

- ◆ **Zoned C-2 (General Commercial)** with a **T5-MS (Main Street Mixed-Use)** overlay district – This classification allows for a wide variety of commercial uses, including **retail sales, professional offices, restaurants/bars, personal services**, and certain **entertainment venues**. Some uses may be restricted due to the historical designation.
- ◆ Historic Designation Overlay (HD-O) - which dictates specific zoning, maintenance, and development regulations. Properties in this overlay may qualify for Centennial Legacy Grants or tax abatements for approved maintenance and restorations.
Live/Work Overlay (LW-O) - This overlay enables owners and operators of businesses to legally occupy joint living and work quarters in commercial and industrial areas
- ◆ Downtown Las Vegas Overlay (DTLV-O) - Specifically, it falls within the **Fremont East District** of the downtown plan, which is a Form-Based Code zone subject to specific urban design and historical conservation standards.

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Property Photos

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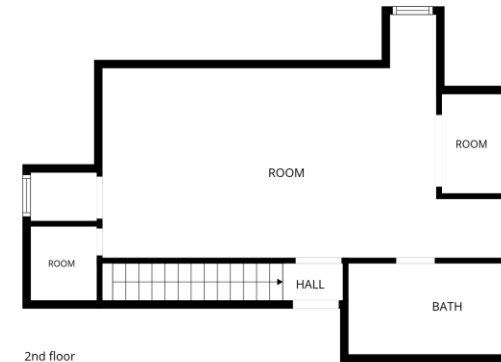
Floor Plan

FOR SALE

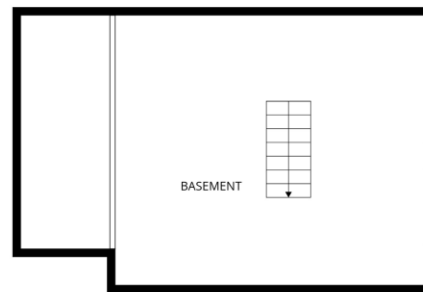
Frank Wait Historical House



1st floor



2nd floor



Basement

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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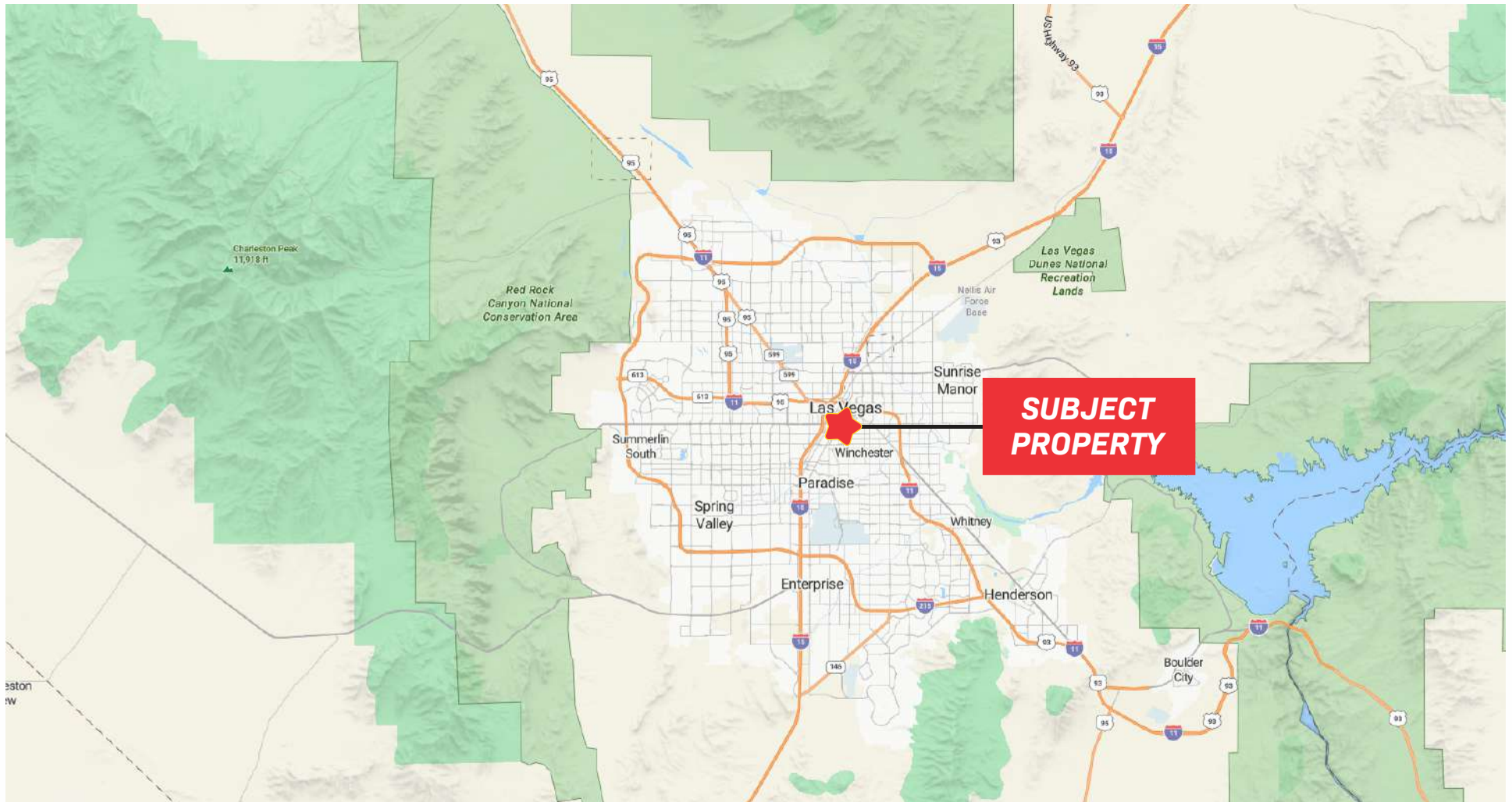
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Location Map

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Surrounding Map

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Demographics

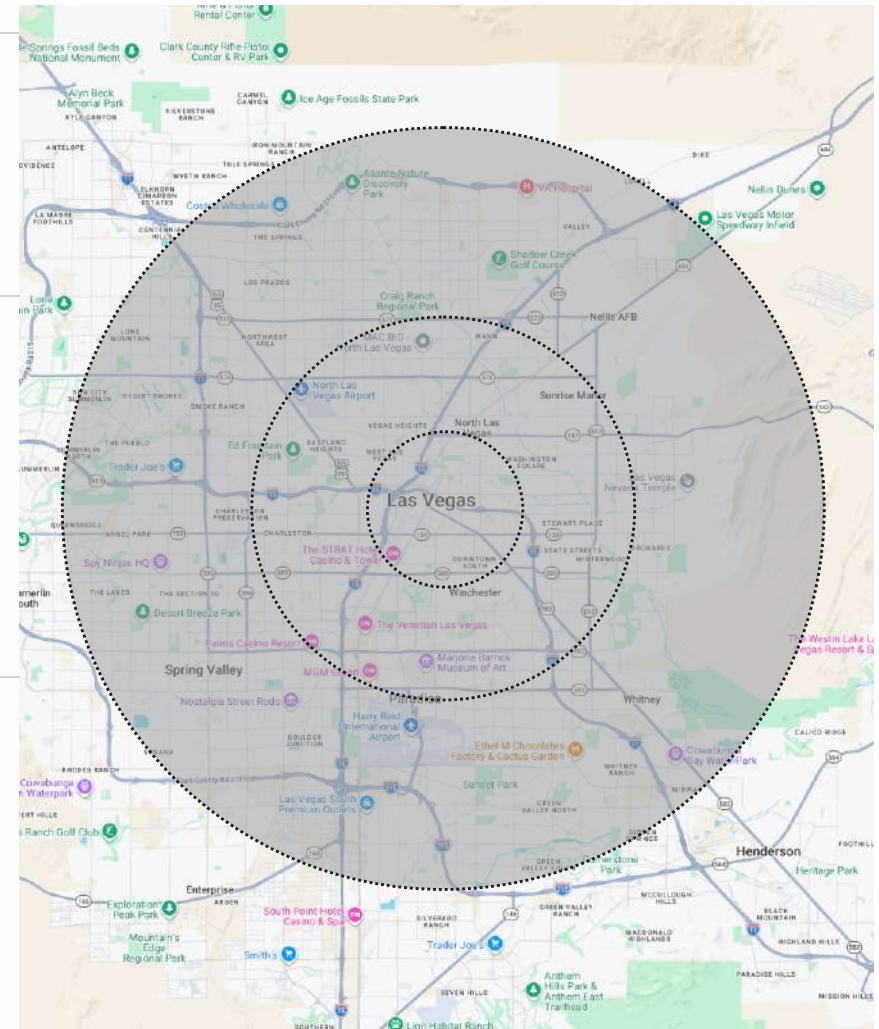
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POPULATION	2 miles	5 miles	10 miles
2020 Population	78,393	526,133	1,514,878
2025 Population	84,951	556,093	1,587,899
2030 Population Projection	89,667	584,317	1,666,022
Annual Growth 2020-2025	1.7%	1.1%	1.0%
Median Age	40	37.1	38.6

HOUSEHOLDS	2 miles	5 miles	10 miles
2020 Households	32,334	192,954	559,838
2025 Households	35,548	205,756	587,534
2030 Household Projection	37,665	216,648	616,911
Annual Growth 2020-2025	1.4%	1.2%	1.1%
Annual Growth 2025-2030	1.2%	1.1%	1.0%
Owner Occupied Households	9,388	74,145	294,168
Renter Occupied Households	28,277	142,503	322,743
Total Specified Consumer Spending	\$794.7M	\$5B	\$17.1B

INCOME	2 miles	5 miles	10 miles
Avg Household Income	\$66,232	\$69,312	\$87,707
Median Household Income	\$42,574	\$49,946	\$67,147
< \$25,000	11,256	51,096	100,523
\$25,000-50,000	8,333	51,866	119,512
\$50,000-75,000	5,742	37,299	107,496
\$75,000-100,000	3,502	24,045	80,433
\$100,000-125,000	2,184	15,178	59,782
\$125,000-150,000	1,334	8,711	36,215
\$150,000-200,000	1,342	8,270	41,659
\$200,000+	1,856	9,289	41,913



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