

FOR SALE
1704-1710 WESTERN AVE
LAS VEGAS, NV 89102
\$3,650,000



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FIRST REAL ESTATE COMPANIES



PROPERTY OVERVIEW:

- **BUILDING SIZE: ±13,750 SF GROSS BUILDING SIZE.**
- **LOT SIZE: 0.95 ACRES**
- **YEAR BUILT BETWEEN 1964**
- **ZONING: COMMERCIAL/INDUSTRIAL (ZONED 32003C2170F), ALLOWING FOR FOOD PROCESSING, AUTOMOTIVE, WHOLESALE, AND LIGHT MANUFACTURING.**
- **OCCUPANCY STATUS: CURRENTLY FULLY OCCUPIED BY ESTABLISHED TENANTS**

HIGHLIGHTS:

- **SITUATED IN THE HIGHLAND COMPLEX AREA, ONE MINUTE FROM THE I-15 FREEWAY AND FIVE MINUTES FROM THE LAS VEGAS ARTS DISTRICT.**
- **FEATURES MULTIPLE UNITS, EACH EQUIPPED WITH PRIVATE RESTROOMS AND INDIVIDUAL GRADE-LEVEL ROLL-UP DOORS.**
- **OFFERS IMMEDIATE PROXIMITY TO MAJOR THOROUGHFARES INCLUDING OAKLEY BOULEVARD, CHARLESTON BOULEVARD, AND THE LAS VEGAS STRIP.**
- **IDEAL FOR AN INVESTOR SEEKING STABLE CASH FLOW FROM LONG-TERM TENANTS OR AN OWNER-USER LOOKING FOR PHASED OCCUPANCY TO OFFSET MORTGAGE COSTS.**
- **POSITIONED WITHIN THE RAPIDLY DEVELOPING WESTERN AVENUE CORRIDOR, PROVIDING UNMATCHED VISIBILITY FOR LOCAL AND REGIONAL LOGISTICS.**

frecnv.com

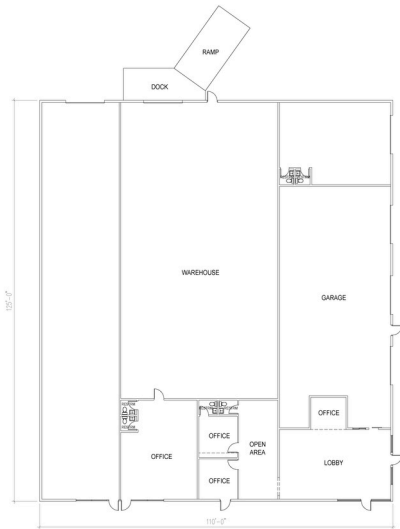


First Commercial



First Real Estate
Positively Vegas

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1 Main Structure As-Built Floor Plan
SCALE: 1/4" = 1'-0"



2 Accessory Structure As-Built Floor Plan
SCALE: 1/4" = 1'-0"

NO.	REVISION
1	AS-BUILT FLOOR PLAN

1704-1710 Western Ave.
Las Vegas, NV 89102

AS-BUILT FLOOR PLAN

DATE: 01/27/2024
DRAWN BY:
SCALE: AS NOTED
SHEET

A1.00

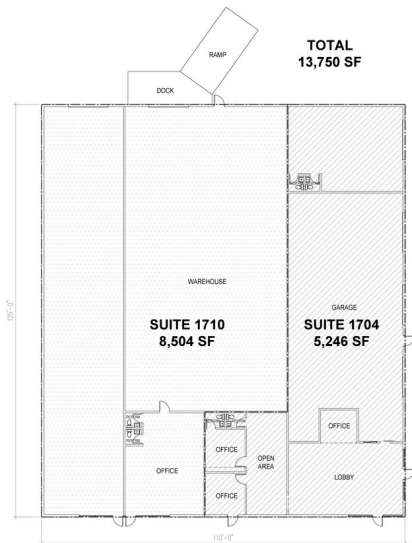
NO.	REVISION
1	AS NOTED
2	AS NOTED
3	AS NOTED
4	AS NOTED
5	AS NOTED
6	AS NOTED
7	AS NOTED
8	AS NOTED
9	AS NOTED
10	AS NOTED

1704-1710 Western Ave. Las Vegas, NV 89102

AS-BUILT FLOOR PLAN AREA BREAKDOWN

DATE: 01/26/2026 DRAWN BY: [Signature] CHECKED BY: [Signature]
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SHEET A2.00



1704-1710 Western Ave. As-Built Floor Plan (Area Breakdown)



Accessory Structure As-Built Floor Plan

