



**8**  **2800 E Walnut Ave.**

- **\$3,700,000**
- **17,283 Sq. Ft.**
- **Shipyards Location**
- **Single Story**
- **Lot Size 1.5 Acres**
- **5 External Loading Docks**
- **Large Perimeter Wall / 2 Large Gates**







# 9 2800 E Walnut Ave.

## PROPERTY FACTS

|                   |  |
|-------------------|--|
| Address           | 2800 Walnut Ave  |
| CBS               | ALas Vegas-Henderson-Paradise, NV                      |
| Subdivision Name  | Artesian Acres   |
| APN/Parcel        | ID139-36-110-033                                       |
| Legal Description | ARTESIAN ACRES PLAT BOOK 1<br>PAGE 38 PT LOT 3 BLOCK 2 |

|               |                         |
|---------------|-------------------------|
| Land Use      | Shipyard                |
| County        | Clark                   |
| Zoning        | X                       |
| State         | Nevada                  |
| Flood Zone    | 32003C2186F             |
| Lot #         | 3                       |
| Tax Year      | 2022                    |
| Lot Size      | 1.5                     |
| Assessed Year | 2023                    |
| Submarket     | Central Las Vegas       |
| Census Market | 0005221004<br>Las Vegas |
| TOTAL SQ      | FT17,283                |

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# 2800 E Walnut Ave. FLOORPLAN

28th STREET

WALNUT AVENUE

JULIAN STREET

