

FOR SALE: buffalo frontage

buffalo, Las Vegas, NV 89148



BRIEF SUMMARY REPORT | Listing ID: #241890

Prepared By: Ralph Orduno | Created On: February 22, 2012

\$1,999,000.00

CURRENT

Co-op Commission	3.00
Land SF/\$ Per	217800/\$9.18
Acres/\$ Per	5.00/\$399,800.00
Property Use	any
Zoning	BDRP
Parcel Number	163-34-301-011 & 012
T, R, S	21S, 60E, 34
Land Size	5.00 acres
Bld SF/\$ Per	- / -
No. of Buildings	1
No. of Units	-
No. of Stories	-
Cap Rate	-
Multiplier	-
Vacancy	-

Area Description

330' frontage on Buffalo 660' south of Patrick. IGT building 35 acres on west side of Buffalo. Buffalo paved +/- 50 feet of parcel. Zoned BDRP. Conforming zoning CP, C1, C2, MD. Water and Sewer at Buffalo and Patrick, Gas located at Pioneer and Post. Electric available



PROPERTY CONTACT:

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DETAILED SUMMARY REPORT | Listing ID: #241890

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Financial Overview

List Price	\$1,999,000
Per Month	-
Per Year	-
Co-op Commission	3.00%
Commission Comments	-
Down Payment	-
Cap Rate	-
Cash on Cash	--
Multiplier	-
Financial Terms	-
Consider Exchange	No

Cash Flow

Cash Flow Type	actual
Year	-
Scheduled Gross	-
Vacancy	-
Reimbursement	-
Effective Gross	-
Operating Expenses	-
Operating Income	-
Debt Service	-
Capital Costs	-
Cash Flow (pre-tax)	-

Debt Information

Debt Type	actual
Debt Service	-
Principal	-
Interest Rate	-
Amortization	-
Due	-
Loan Description	-

General Property Information

Property Use	any
Land SF	217,800.00 sf
Land Acres	5.00 acres
Building SF	-
Bld SF/\$ Per	- / -
No. of Buildings	1
No. of Units	-
No. of Stories	-
Free Standing	N/A
Year Built	-
Built Yet	-
Building Class	-
Zoning	BDRP
Parcel Number	163-34-301-011 & 012
# Grade Dock Doors	-
# Dock High Doors	-
Lighting	-
Power	-
Parking	-
Gas	Yes
Water	Yes
Electric	Yes

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