

FOR SALE: Nellis

948 North Nellis Blvd, Las Vegas, NV 89110



BRIEF SUMMARY REPORT | Listing ID: #538031

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

\$725,000.00

CURRENT

Co-op Commission	3.00
Land SF/\$ Per	57934/\$12.51
Acres/\$ Per	1.33/\$545,112.78
Property Use	any
Zoning	C-2
Parcel Number	14028410003&004
T, R, S	20, 62, 28
Land Size	1.33 acres
Bld SF/\$ Per	- / -
No. of Buildings	1
No. of Units	-
No. of Stories	1
Cap Rate	-
Multiplier	-
Vacancy	-

Area Description

commercial all around a partial built building on parcel. appro 2,300 sq.ft. sold in as is condition shopping center with super market across the street



PROPERTY CONTACT:

Ralph Orduno
Commercial Professionals, Inc.
4431 S Eastern Ave #2
Las Vegas, NV 89119-7826
702-281-9699



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DETAILED SUMMARY REPORT | Listing ID: #538031

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Financial Overview

List Price	\$725,000
Per Month	-
Per Year	-
Co-op Commission	3.00%
Commission Comments	-
Down Payment	724,000
Cap Rate	-
Cash on Cash	\$0.0
Multiplier	-
Financial Terms	owc
Consider Exchange	No

Cash Flow

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

Debt Information

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

General Property Information

Property Use	any
Land SF	57,934.80 sf
Land Acres	1.33 acres
Building SF	-
Bld SF/\$ Per	- / -
No. of Buildings	1
No. of Units	-
No. of Stories	1
Free Standing	Yes
Year Built	1984
Built Yet	Yes
Building Class	-
Zoning	C-2
Parcel Number	14028410003&004
# Grade Dock Doors	-
# Dock High Doors	-
Lighting	-
Power	-
Parking	-
Gas	No
Water	No
Electric	Yes

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