

FOR SALE: Boulder Highway

boulder highway, Las Vegas, NV 89121



BRIEF SUMMARY REPORT | Listing ID: #538042

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

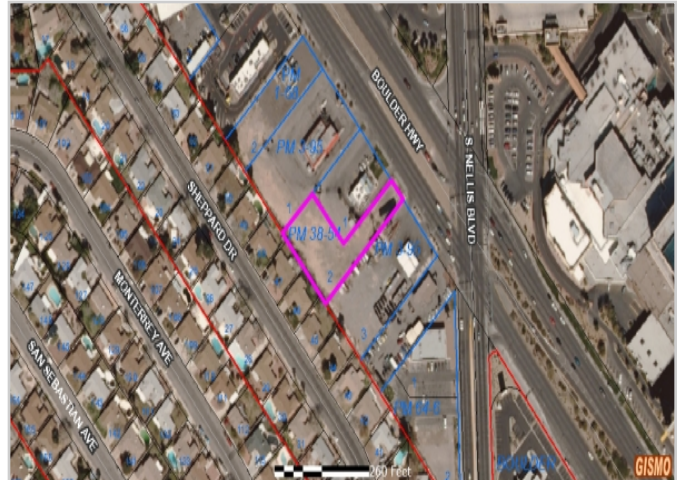
\$385,000.00

CURRENT

Co-op Commission	3.00
Land SF/\$ Per	27007/\$14.26
Acres/\$ Per	1.00/\$385,000.00
Property Use	any
Zoning	H-2
Parcel Number	16120502011
T, R, S	21, 62, 20
Land Size	0.62 acres
Bld SF/\$ Per	- / -
No. of Buildings	1
No. of Units	-
No. of Stories	-
Cap Rate	-
Multiplier	-
Vacancy	-

Area Description

On Boulder highway behind Long John Silver's building. Has driveway frontage but most of the property is behind closed restaurant. Across from Sam's Town Casino - high traffic count on Boulder highway and Nellis.



PROPERTY CONTACT:

Ralph Orduno
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4431 S Eastern Ave #2
Las Vegas, NV 89119-7826
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DETAILED SUMMARY REPORT | Listing ID: #538042

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Financial Overview

List Price	\$385,000
Per Month	-
Per Year	-
Co-op Commission	3.00%
Commission Comments	-
Down Payment	385,000
Cap Rate	-
Cash on Cash	--
Multiplier	-
Financial Terms	cash
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	27,007.20 sf
Land Acres	0.62 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	H-2
Parcel Number	16120502011
# Grade Dock Doors	-
# Dock High Doors	-
Lighting	-
Power	-
Parking	-
Gas	No
Water	No
Electric	No

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