

MAJOR AUTO REPAIR

2975 SUNRISE AVE, LAS VEGAS, NV 89101



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#S.0189215



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Major Auto Repair building, ideal for Car Dealers, Auto Repair and SMOG License operations.

PROPERTY HIGHLIGHTS

- Fully Fenced with security gate and cameras
- Four Drive in doors
- Multiple car lifts
- Has several covered parking areas
- Two fully secured 40 foot containers with shelving storage and A/C included
- Opportunity for a PORTFOLIO purchase with adjacent property

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OFFERING SUMMARY

SALE PRICE:	\$1,595,000
LOT SIZE:	0.65 Acres
BUILDING SIZE:	2,970 SF
ZONING:	M1
YEAR BUILT:	2001
APN	139-36-402-002

RETAILER MAP



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AERIAL

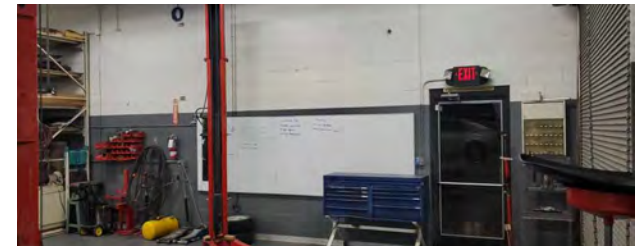
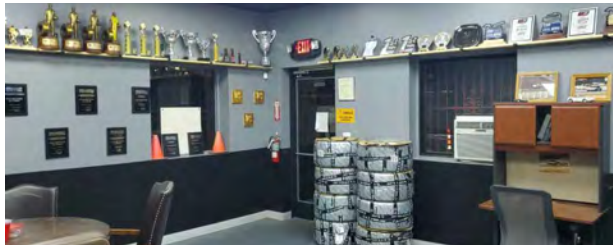
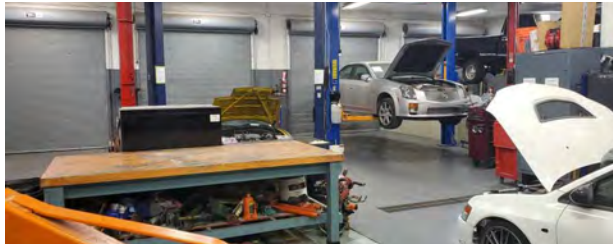


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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT

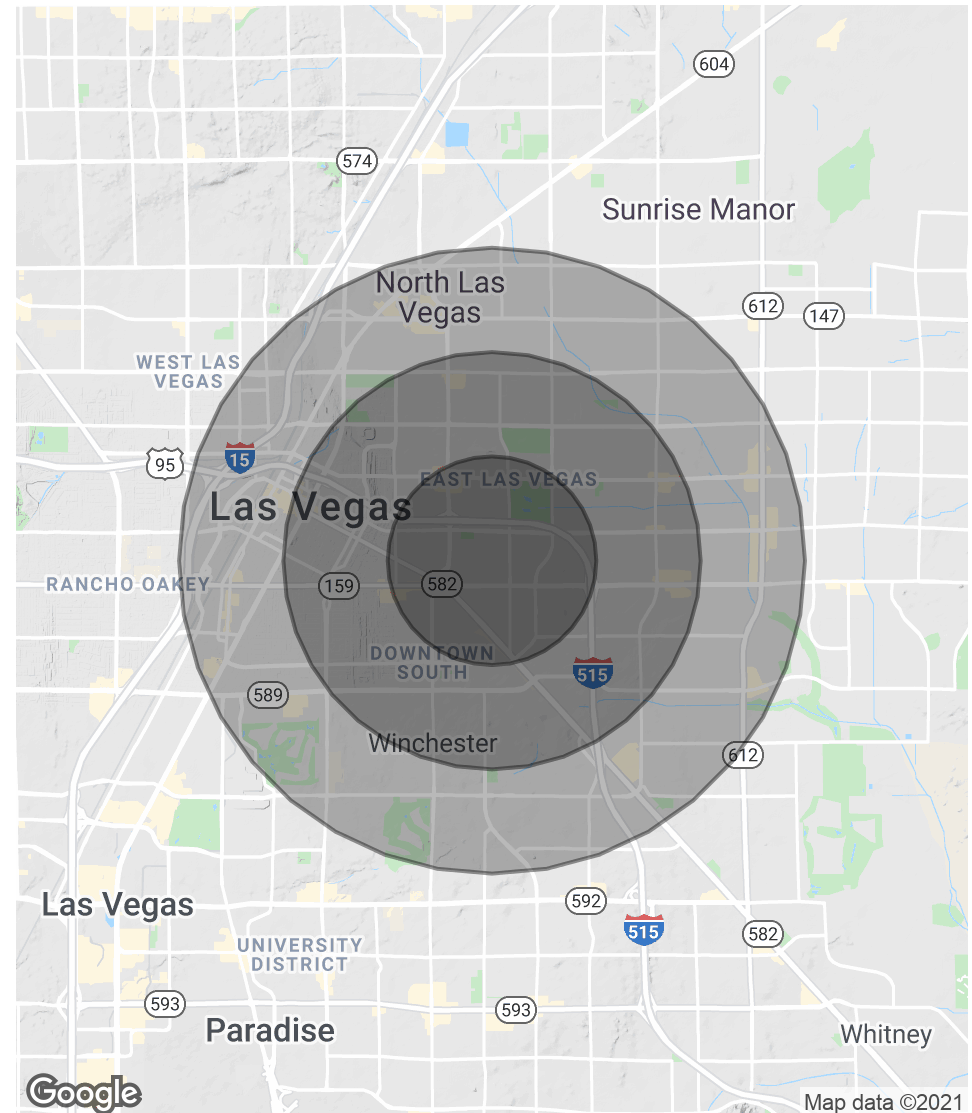
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	28,991	110,649	234,398
AVERAGE AGE	32.8	33.3	32.8
AVERAGE AGE (MALE)	31.5	32.9	32.3
AVERAGE AGE (FEMALE)	34.2	33.8	33.2

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	10,365	37,340	78,522
# OF PERSONS PER HH	2.8	3.0	3.0
AVERAGE HH INCOME	\$34,817	\$41,479	\$44,448
AVERAGE HOUSE VALUE	\$162,842	\$150,184	\$166,322

* Demographic data derived from 2010 US Census



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