

AUTO REPAIR

73 N 30TH STREET, LAS VEGAS, NV 89101



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PROPERTY DESCRIPTION

Auto Repair facility with two paint booths. Formerly a Car Dealership. Great potential for quick licensing. Current tenant in place with 2 year lease.

PROPERTY HIGHLIGHTS

- Two partially equipped paint booths
- Centrally located Near Downtown in the City of Las Vegas Jurisdiction with very flexible M1 Zoning
- Already Licensed as Both a Car Dealership and Body Shop - subject to final verification and rules
- Fully fenced and secured
- Property is about 2800 SF of total Building Space and about 1/3 acre fully secured and paved parking lot space with Upstairs Office, Central AC and Swamp Coolers
- Property Includes previously fully permitted Pyramid Down Draft Paint Booth and another Older Paint Booth
- Opportunity for a PORTFOLIO purchase with adjacent property
- Available January 1, 2022

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OFFERING SUMMARY

SALE PRICE:	\$695,000
LOT SIZE:	0.32 Acres
BUILDING SIZE:	2,800 SF
YEAR BUILT:	1989
ZONING:	M1
APN:	139-36-402-003



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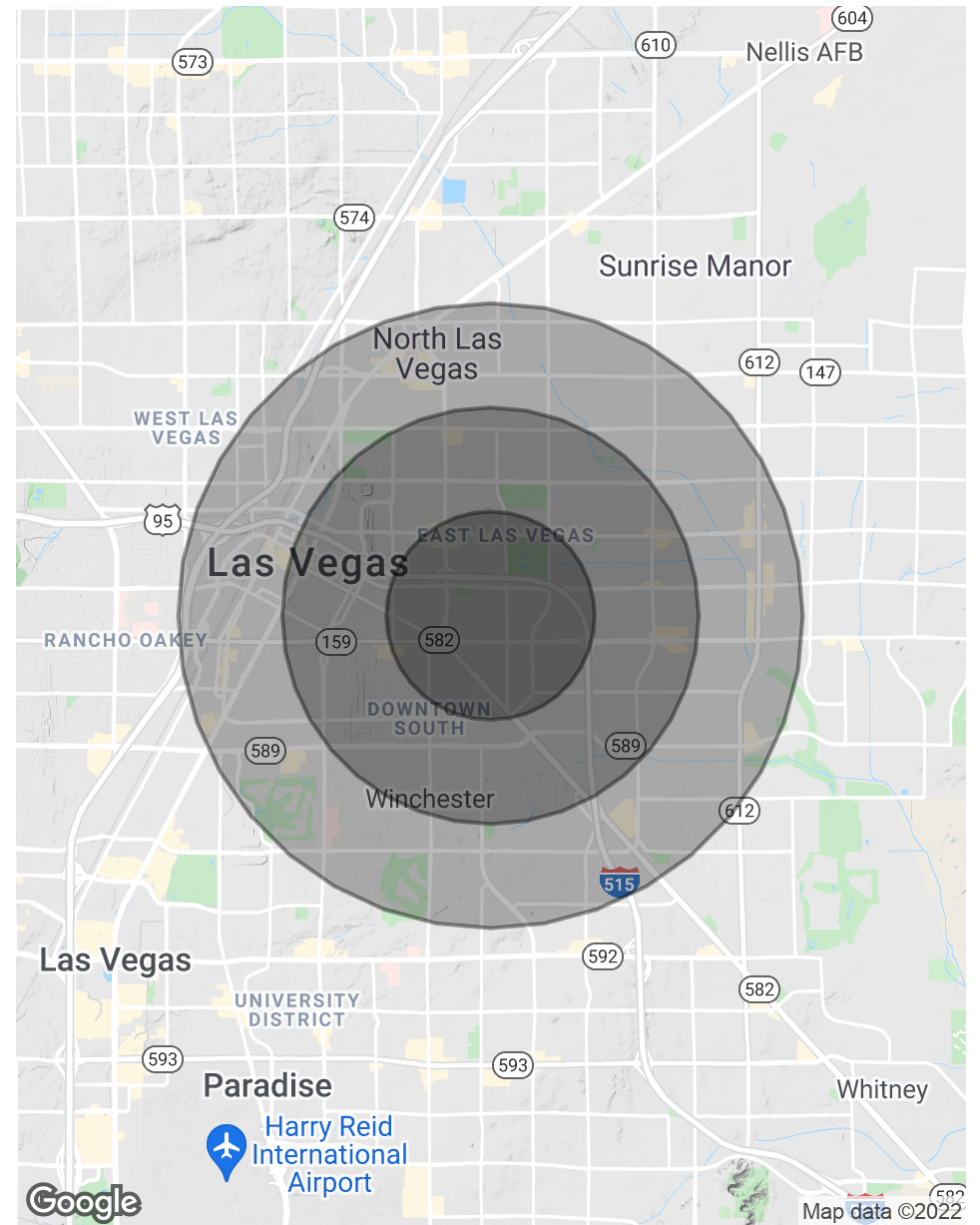
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	28,851	112,005	233,738
AVERAGE AGE	32.9	33.3	32.8
AVERAGE AGE (MALE)	31.6	32.8	32.3
AVERAGE AGE (FEMALE)	34.3	33.7	33.2

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	10,315	37,738	78,339
# OF PERSONS PER HH	2.8	3.0	3.0
AVERAGE HH INCOME	\$34,854	\$41,585	\$44,406
AVERAGE HOUSE VALUE	\$162,769	\$149,935	\$166,515

* Demographic data derived from 2010 US Census



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