

2675 W Arby Investment Offering SALE—LEASE BACK
Las Vegas, NV 89119



Auction & Sale Hearing
January 30th, 10:00 AM PST

Prequalified Bidders only!
Bids must be finalized by January 13th, 2020

Contact Wes Drown for Procedure

Located at the SE Corner of the I-15 and 215

- 7.0% Cap Rate
- Central Valley Location
- Excellent Long Term Investment
- Established Owner-Operator 20-Years
- Incredible I-15 Exposure



A VIP Pet Resort

2675 W ARBY



LOCATION
LOCATION
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THE DEAL:

MULTI-CYCLE HOLD?

SALE-LEASE BACK

7.0% CAP RATE

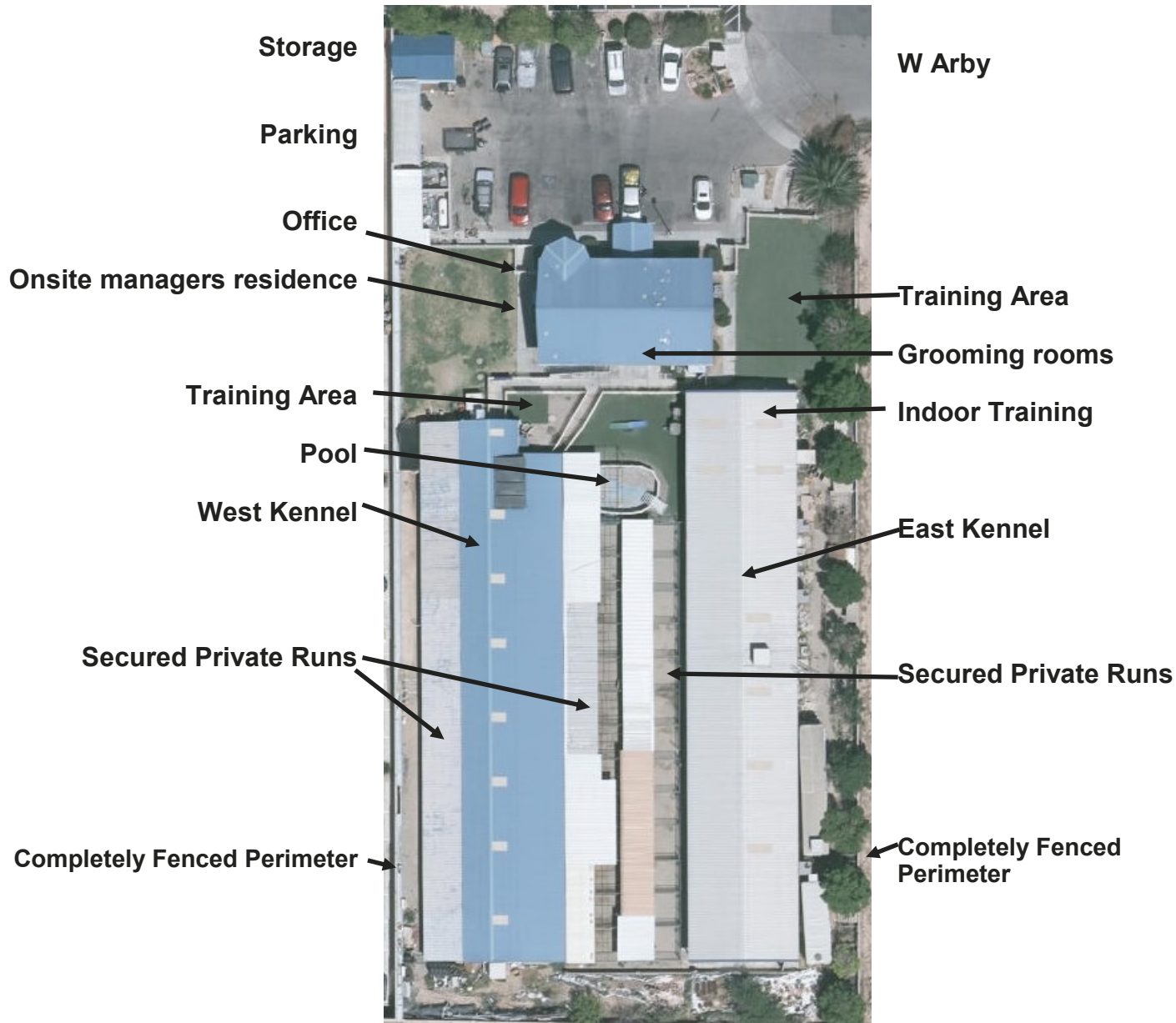
ESCALATING LEASE

PRICED \$650K BELOW APPR.

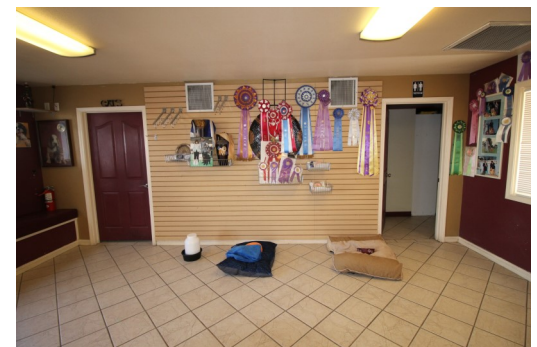
Wes Drown, CCIM

Commercial Office Expert

702-287-6553



Acreage	1.08
Access	Paved
Water	City
Sewer	Septic
Fencing	Block
Parking	Paved -18
Gas	Propane
Total Structures	15,418 SF
Climate Controlled	YES



The Seller Owns and Operates the Facility:

Owner Operator 20-Years

Established Clientele

Onsite Managers Quarters

Training

Private Suites

Award winning Owner Operator

It all about caring for Cats and Dogs.

Services offered include:

- Daily, Weekly and monthly boarding in private suites
- Doggie Day Care
- Airport, Home and Hotel pickup.
- Grooming
- Training facility rental



Amazing Facility

- Private Luxury Suites including TV's
- Indoor-Outdoor Private Kennels 3-sizes
- Cat condo's
- Outdoor group play areas
- 100% Climate Controlled
- Onsite manager
- Fully Trained Staff
- Clean Facility

Real Estate Sale ONLY, for debt restructuring.

Business will lease back 3-10 years.



Announcement to prospective Buyers!



Clark County has approved a 2 year lease for the Las Vegas Raiders to use nearby property for Allegiant Stadium Parking.

Increased Value!



2675 W Arby for SALE!!

New Neighbors!

Real Estate Sale ONLY, for partnership restructuring.

Business will lease back 3-10 years.