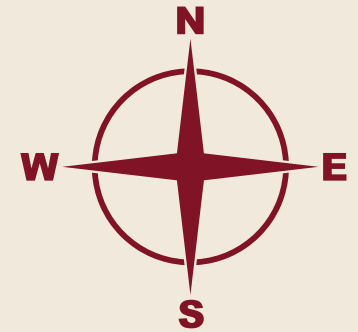




# 3700 N Rancho Dr

ELITE REALTY

7942 W Sahara Ave, Las Vegas, NV 89117

702-228-7227

*Elite Realty*  
COMMUNITY LEADERS EST. 1991

MIKE GUTIERREZ - S.77952.LLC  
702.768.3882  
mike@nevada-re.com

## Executive Summary

For 33+ years Thomas Automotive has been a Las Vegas tradition. The owners have decided it's time to sell everything and move on to something else. This is a rare opportunity to purchase an automotive repair shop with Rancho Frontage. (25,500 CPD), This automotive repair shop sits on 1.4 acres +/- of C 2 zoned land.

The building comes with 3 separate bays which includes three 12' x 12' grade level doors, one 10' x 12' grade level door, break room, 3 rest rooms, waiting room, reception desk, private office PLUS most importantly excess C 2 land. At present the owner leases out .56 +/- acres of the 1.4 acres for \$2,000.00 / month. This lease is MTM.

## SHOWINGS

Showings are by appointment only!



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3700 N RANCHO DR.

N RANCHO DR. AND DUNCAN DR.

LAS VEGAS, NV 89130



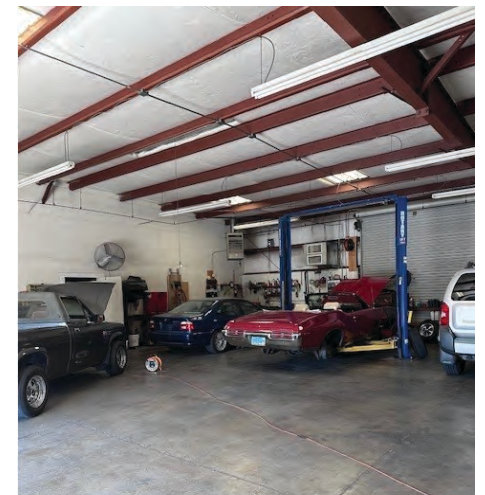
BREAK ROOM



OFFICE



GARAGE



FRONT



SIGN

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## INVESTMENT HIGHLIGHTS

- Rancho Frontage / 25,500 CPD
- 1.4 Acres +/-
- Owner willing to leave behind automotive equipment depending on offer.
- C 2 Zoning - Multiple uses.
- Established automotive business. Good branding for new automotive user.
- HVAC office / Swamp Coolers garage



## PROPERTY FACTS

# 3700 N Rancho Dr

|                  |                                                 |
|------------------|-------------------------------------------------|
| Sale Type        | Investment or Owner User                        |
| Property Type    | Retail                                          |
| Property Subtype | Auto Repair                                     |
| Building Size    | 4,500 Sq Ft                                     |
| Building Class   | C                                               |
| Year Built       | 1991                                            |
| Price            | \$2,200,000                                     |
| Price Per SF     | \$489                                           |
| Tenancy          | Single                                          |
| Building Height  | 1 Story                                         |
| Lot Size         | 1.40 acres                                      |
| Zoning           | C-2                                             |
| Parking          | 18 Spaces (4 Spaces per 1,000 SF Leased)        |
| Frontage         | 205 Ft. on Rancho Rd. and 170 Ft. on Duncan Rd. |

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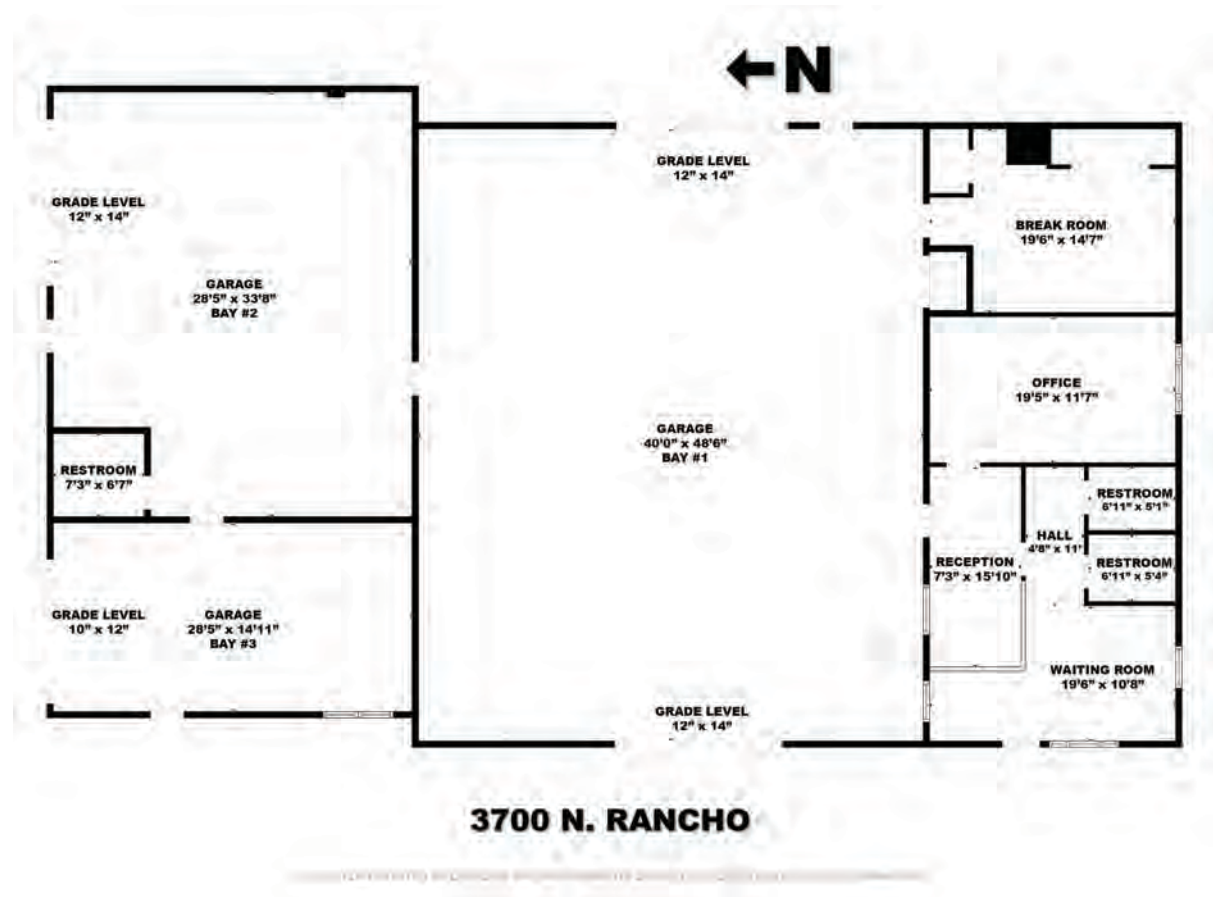
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## FLOOR PLAN



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## CONTACT US

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