

North Shore Inn at Lake Mead

520 N Moapa Valley Blvd, Overton, NV 89040



OFFERING MEMORANDUM

North Shore Inn at Lake Mead

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Inquire today:

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CalDRE #01363650



01 **Executive Summary**
Investment Summary

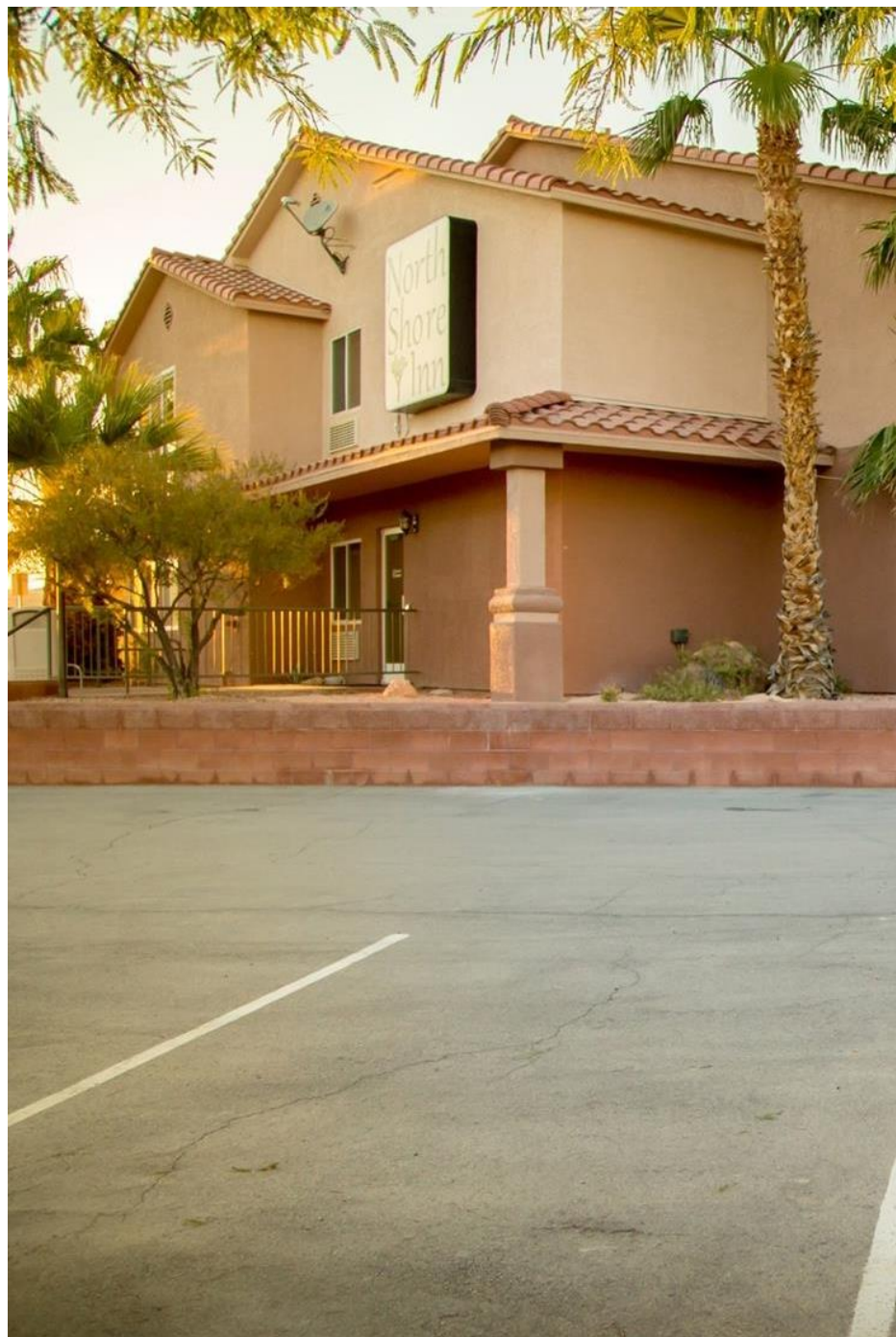
OFFERING SUMMARY

ADDRESS	520 N Moapa Valley Blvd Overton NV 89040
GBA	23,300 SF
LAND ACRES	3.07
TOTAL ROOMS	43
LAND SF	133,729 SF
YEAR BUILT	1998

FINANCIAL SUMMARY

PRICE	\$4,999,000
PRICE PER KEY	\$116,256
PRICE PSF	\$214.55

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	1,825	3,916	5,798
2023 Median HH Income	\$63,599	\$67,183	\$72,801
2023 Average HH Income	\$80,102	\$85,143	\$91,620





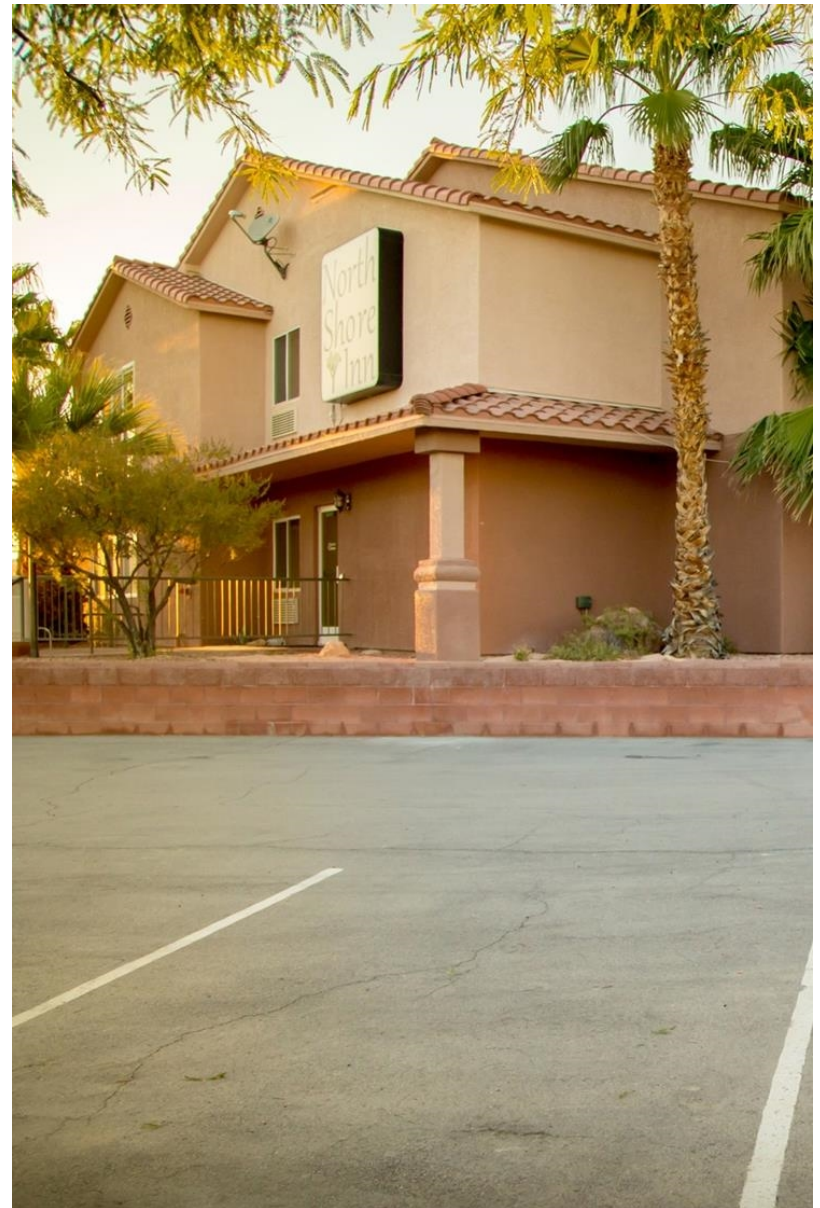
02 Property Description

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PROPERTY FEATURES

TOTAL ROOMS	43
GBA	23,300
LAND SF	133,729
LAND ACRES	3.07
YEAR BUILT	1998
TYPICAL FLOOR	11,650 SF
ZONING TYPE	C-2
NUMBER OF STORIES	2









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