



Las Vegas Boulevard Restaurant

4379 N Las Vegas Blvd, Las Vegas, NV 89115

Elite Realty



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Las Vegas Boulevard Restaurant

\$1,250,000

A rare opportunity to purchase a "Turnkey" restaurant with a Las Vegas Boulevard address. This space is being sold with most of F, F & E (Furniture, Fixtures and Equipment) left behind. The restaurant comes with a complete kitchen, freezers, hoods, BBQ Smoker, grease traps, tables, chairs and much more. (Equipment left behind to be determined on the final purchase price) There is also an existing drive through window that is being used at the location for those restaurant users that cater to "dine-in" and "drive-through" users.

The same owner also owns an adjacent parcel of .42 acres...

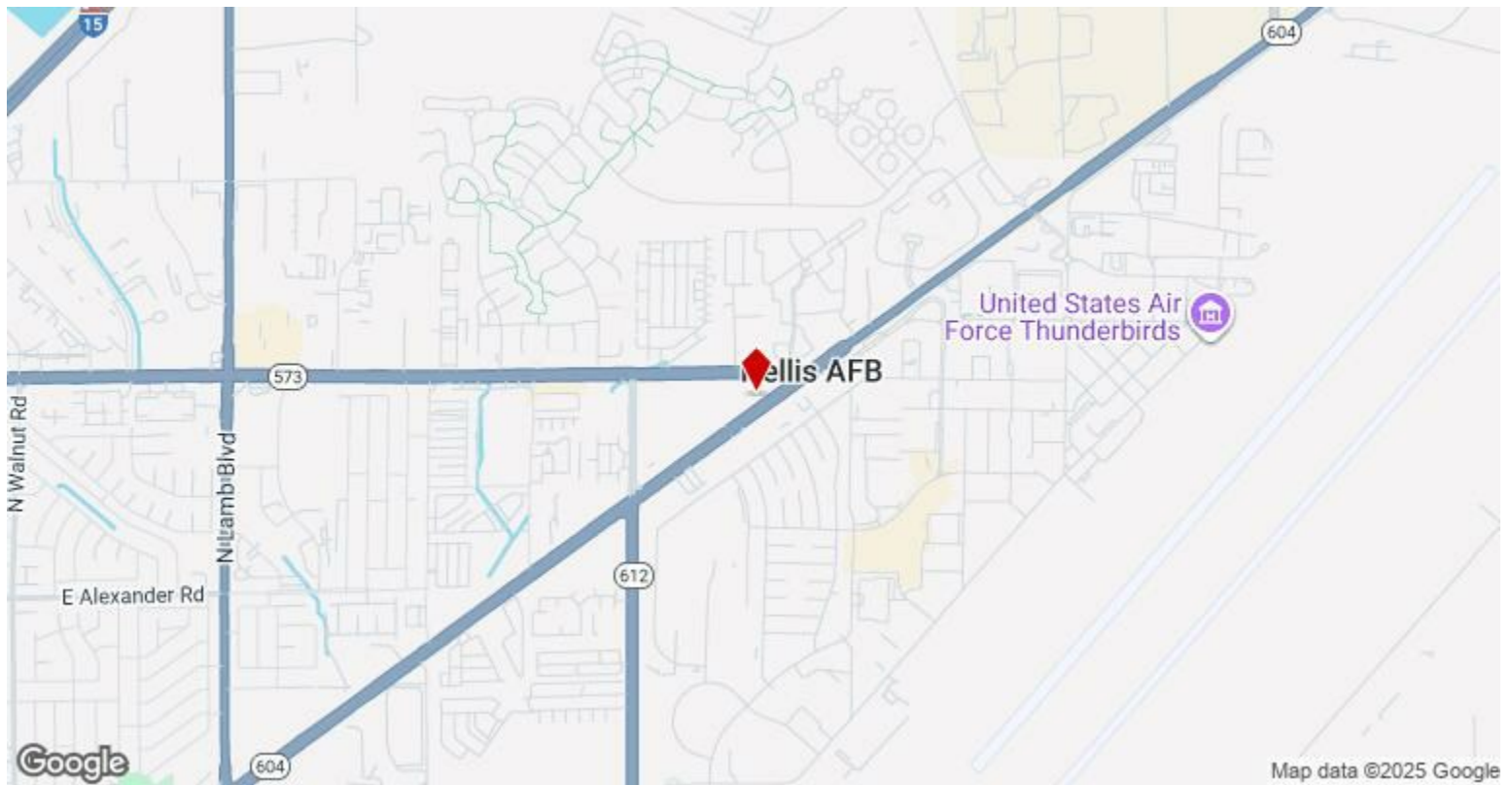
- Turnkey Restaurant with most of F,F & E included in sale.
- Las Vegas Boulevard address
- Drive-through window.
- Plenty of parking
- Possible Seller Carry



Price:	\$1,250,000
Property Type:	Retail
Property Subtype:	Restaurant
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	0.94 AC
Gross Building Area:	4,393 SF
No. Stories:	1
Year Built:	1987
Tenancy:	Single
Parking Ratio:	7.96/1,000 SF
Zoning Description:	H2, Clark County
APN / Parcel ID:	140-04-301-011
Walk Score ®:	44 (Car-Dependent)
Transit Score ®:	45 (Some Transit)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Smoking Pig Bbq	-	



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Property Photos



Front of Building



Seating area

Property Photos



Waiting area



Cashiers Station

Property Photos



Additional Seating area



Drive Thru window inside view

Property Photos



Kitchen



Other

Property Photos



Additional Booths



Serving Station

Property Photos

