

## **EXCLUSIVE LISTING!**

1.43 +/- Acres N. Jones & Smoke Ranch + Business- \$3,700,000  
2499 N. Jones Blvd Las Vegas, NV 89108



- ☐ APN # 138-14-802-007
- ☐ 1.43 +/- Acres
- ☐ City of Las Vegas jurisdiction
- ☐ Zoned C-2-General Commercial-wide range of uses – owner operators, distributors, etc.
- ☐ Paved Lot – 48 total spaces plus office and maintenance shop, lot used for Commercial Truck Parking.
- ☐ Business included in Sale- details following page
- ☐ Rare Opportunity, Turn-Key—Automated Security—Commercial Truck Parking Facility.
- ☐ Centrally located in Las Vegas Valley on the west side.
- ☐ Absentee Owner—retiring, easy management, Fixed monthly income and Daily/Weekly income – additional income possibilities, call to discuss.
- ☐ 218' frontage on N. Jones Blvd
- ☐ 2024/25 Taxes \$4,794.68



**Mark Anthony Rua**  
**Brokers**

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# Business / Truck Parking

## Customer Base:

- ❖ Convention service providers
- ❖ Sports Events service provider
- ❖ Trailer drops and pick ups
- ❖ Local owner operators 1-2 Semi Trucks
- ❖ Local Haul only service providers
- ❖ Short Term Park and Fly truckers

## Services:

- ❖ 35 Tractor Trailer parking spaces (73' x 11')
- ❖ 13 Bobtail or Box Truck spaces (40' x 10')
- ❖ 48 total spaces
- ❖ 2 custom 9' x 30' gates / 30 sec opening to 60' mouth to roll in
- ❖ 8' custom double reinforced Fence system
- ❖ 200' turning T x 30'
- ❖ Landscaped Perimeter with drip irrigation
- ❖ Perimeter Security system by BRPLV—Solar lighting, 16 cameras, App based Gate Access
- ❖ Office— 9' ceilings, transaction window, all systems
- ❖ Virtual payment processing for Daily/Weekly & Monthly transactions
- ❖ Mini key lock boxes for long term parking
- ❖ Filtered water and toilets

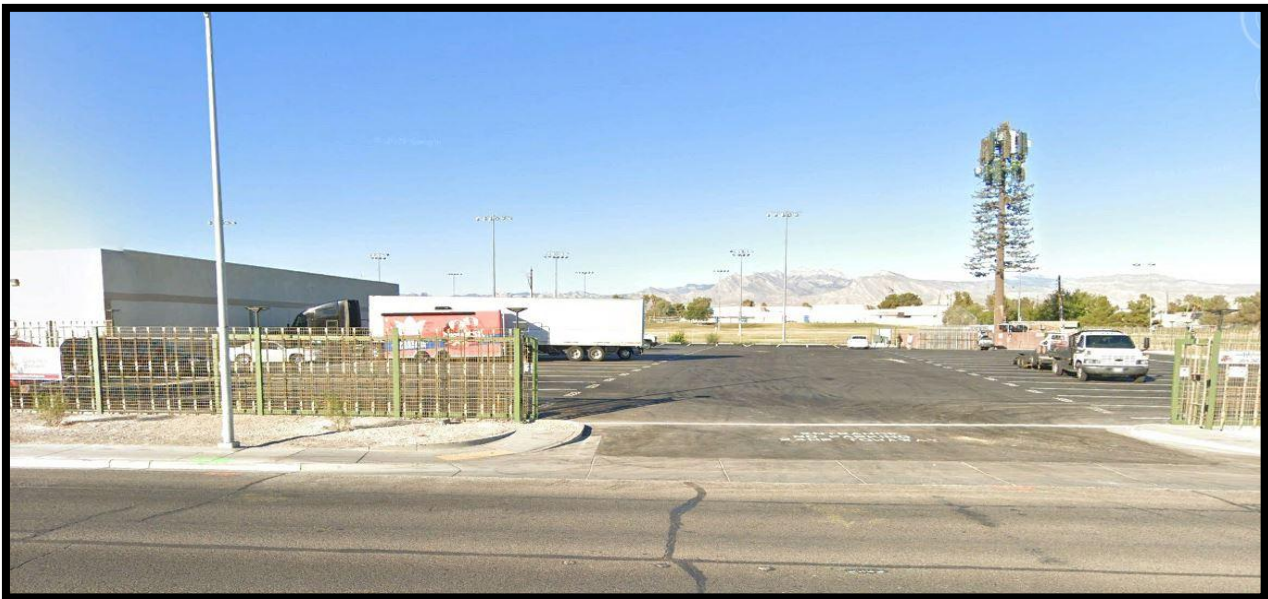
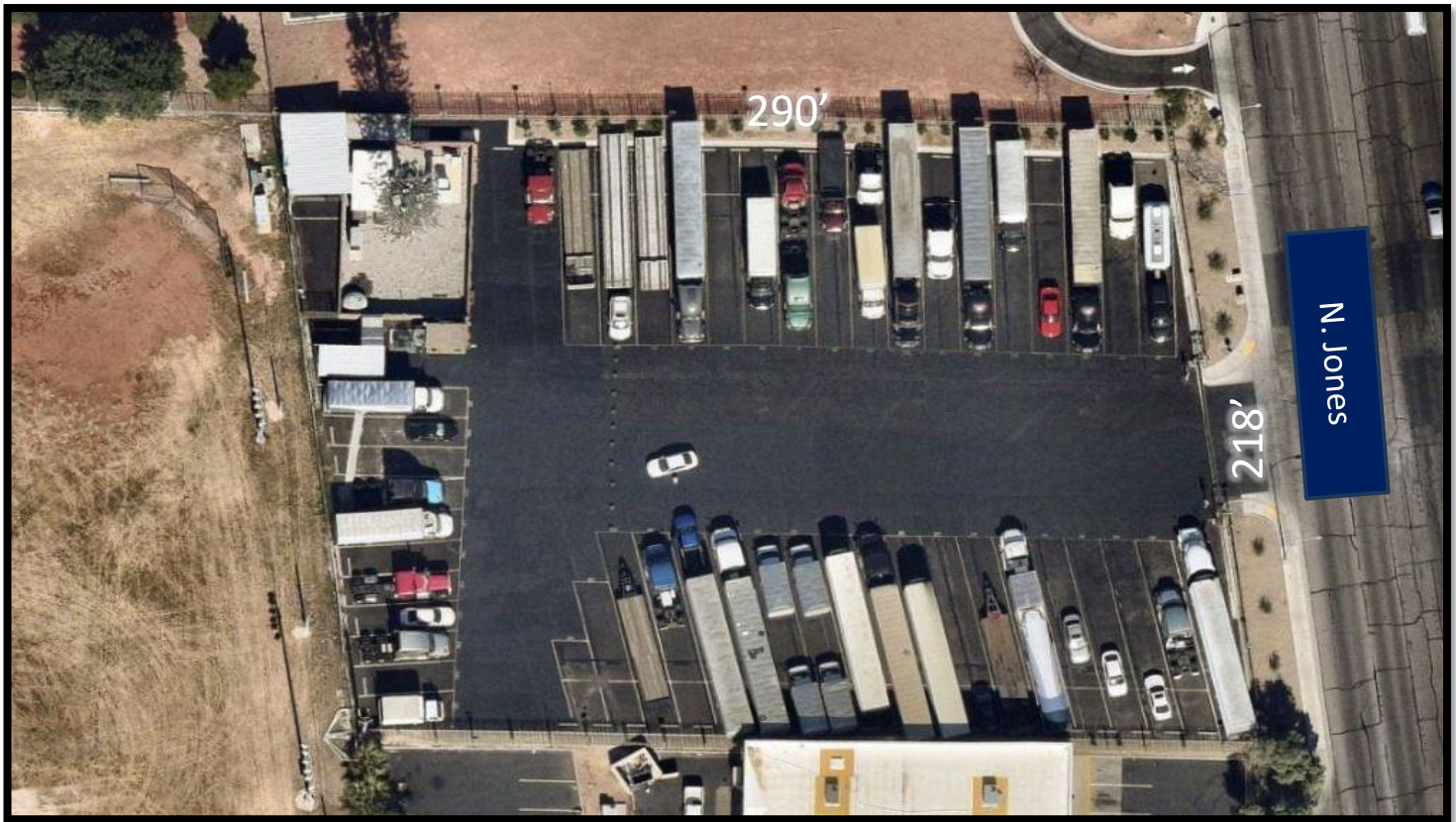
## Additional Details:

- ❖ 2020/21 rezoned to C2
- ❖ Opened November 2022
- ❖ 4" Grading Paving done by Las Vegas Paving Company
- ❖ Concrete Services & Water meter installation by Capriati Construction
- ❖ Custom Gates, Fence & all other installations by SC McBride Gen. Builder G.C.
- ❖ 200 amp panel-GES Electrical Contractor

## Income & Expenses:

- ❖ Expenses average \$900 monthly
- ❖ Income- cell tower property tax proration 9.7% of yearly tax bill
- ❖ Rates \$50 daily, \$250 weekly, \$450 monthly
- ❖ \$369 for long term contract
- ❖ Bobtail spaces are \$275 a month
- ❖ Welder building rental is \$50 a day.
- ❖ Monthly income about \$20,000 monthly
- ❖ Maintenance Shop Rental TBD

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# Gate, Lot & Structure



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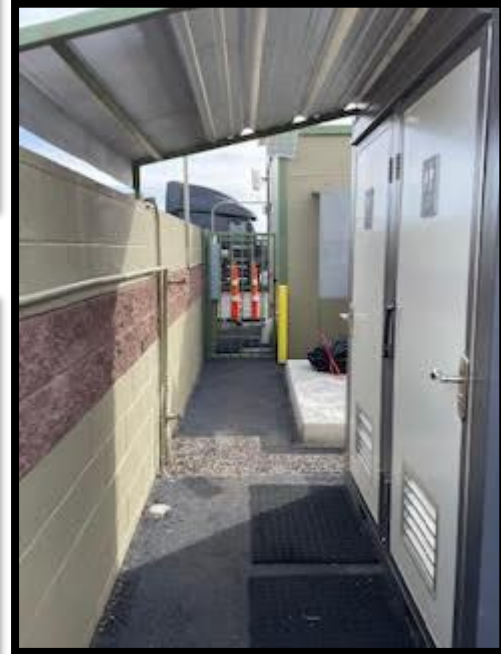
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