

FOR SALE

2721 - 2781

W. BELL VISTA AVE.

PAHRUMP, NV 89069

**SELLER
FINANCING
AVAILABLE!**



6018 S. Durango Drive, Suite110 , LasVegas, NV89113

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$899,999
SELLER FINANCING:	Call Broker For Info
LOT SIZE:	+/- 4.6 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	498	2,981	7,704
TOTAL POPULATION	1,111	6,831	17,964
AVERAGE HH INCOME	\$79,922	\$80,546	\$74,355

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PROPERTY DESCRIPTION

This investment opportunity in Pahrump, Nevada offers exceptional versatility for a range of industrial and transportation-related uses. Formerly operated as an RV park and trailer storage facility, the +/-4.6 AC property is well-equipped to support operations such as a truck terminal, logistics hub, or general industrial yard.

The site features 2 parcels with 11 RV utility hookups, each with 50-amp service, and can accommodate parking for an estimated 65 or more semi-trucks, tractor-trailers, Class A motorhomes, or fifth-wheel campers. An onsite tire and workshop facility includes roll-up doors and HVAC, providing a functional space for vehicle maintenance or industrial work.

Additional improvements include 24 individual storage units, two 20-foot Conex boxes, and two 5,500-gallon water tanks designated for fire prevention. The entire property is fully fenced, gated, and well-lit for security and operational ease. A dedicated security shed is also located on-site, and a shower and a restroom facility. Enhancing tenant or staff experience, the property includes a BBQ area and an outdoor dining space.

Zoned RE-2, this property presents an opportunity for investors seeking flexible industrial use with built-in infrastructure and amenities

PROPERTY HIGHLIGHTS

- Seller Financing available with flexible terms- Call Broker for more info
- Former RV park and Trailer Storage facility for sale
- 11 RV Utility Connections
- +/-65 spaces for RV, Trailer storage. Short or Long-term
- Former Tire/Workshop with Rollup doors/HVAC/storage
- Shower and Restroom facility onsite and BBQ/Outdoor dining area
- Fully Fenced and Gated
- 24 Storage Units onsite
- 1- 40 ft Conex Box
- 2- 5,500 Gal Water Tanks
- Security Shed with utilities

2721-2728 W BELL VISTA RD +/- 4.6 AC



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AERIAL



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PROPERTY PHOTOS



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SVN[®] by the numbers

We believe in the **power of collective strength to accelerate growth in commercial real estate**. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities.

Our **unique business model is built on the power of collaboration and transparency** and supported by our open, inclusive culture. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.



200+
OWNERS



2,000+
ADVISORS
& STAFF



\$13.2B
TOTAL VALUE OF
SALES & LEASE
TRANSACTIONS



3
GLOBAL OFFICES
& EXPANDING



15
CORE SERVICES
& SPECIALTY
PRACTICE AREAS



66M+
SF IN PROPERTIES
MANAGED

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