

OFFERING MEMORANDUM

Storage Yard

3850 China/3751 Venus St. | Pahrump, NV



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**ACCESS
REALTY** L.L.C.

Storage-Yard

3850 China & 3751 Venus
Pahrump, NV 89048

 SALES PRICE:
\$1,800,000

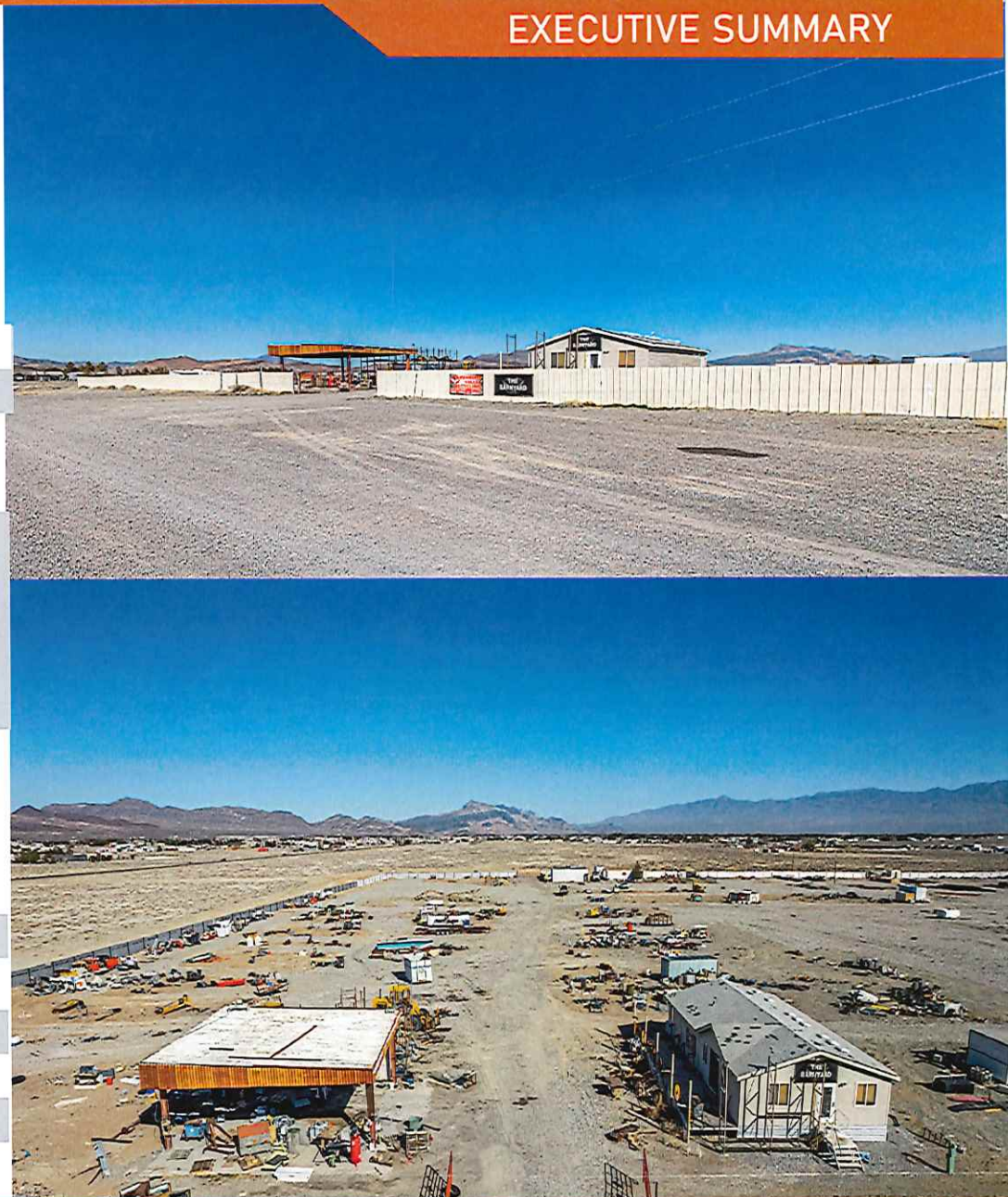
Lot Size (Approximately)	19.5 AC
Construction Year	1995 & 2014

Financial Overview (Yearly)

<u>Property Taxes</u>	
3850 China –	\$961.75/y
3751 Venus -	\$548.25/y
Insurance –	\$3,600/y
Electric -	\$850/y

Financial Summary

Loan Amount	\$1,440,000
LTV Ratio	80%
Interest Rate	5%
Amortization Period	30 Years
Monthly Payment	\$7,730



Summary of Terms

Fee simple interest in 3850 China & 3751 Venus (sold together only), a 19.5 acre Storage-Yard with Heavy industrial business license located in Pahrump, NV

Terms of Sale

3850 China & 3751 Venus st is offered at \$1,800,000. The sale includes 2 parcels consisting of 9.75 acres each, a manufactured home, and the business license grandfathering the property into its current use of Heavy Industrial Storage-Yard. Buyer will be required to sign a Non-Compete disclosure barring the property from operating as a Scrap Recycling Yard. Remaining uses; Junk Yard, Pick-a-Part, Heavy Material Storage and other similar uses would be permitted. Seller will respond to offers on a first-come, first-serve basis.

Property Tours

Seller open to property tours. Property tours must be arranged with Access Realty listing agents. Please do not contact the tenants, on-site management or staff without prior approval.



Investment Highlights

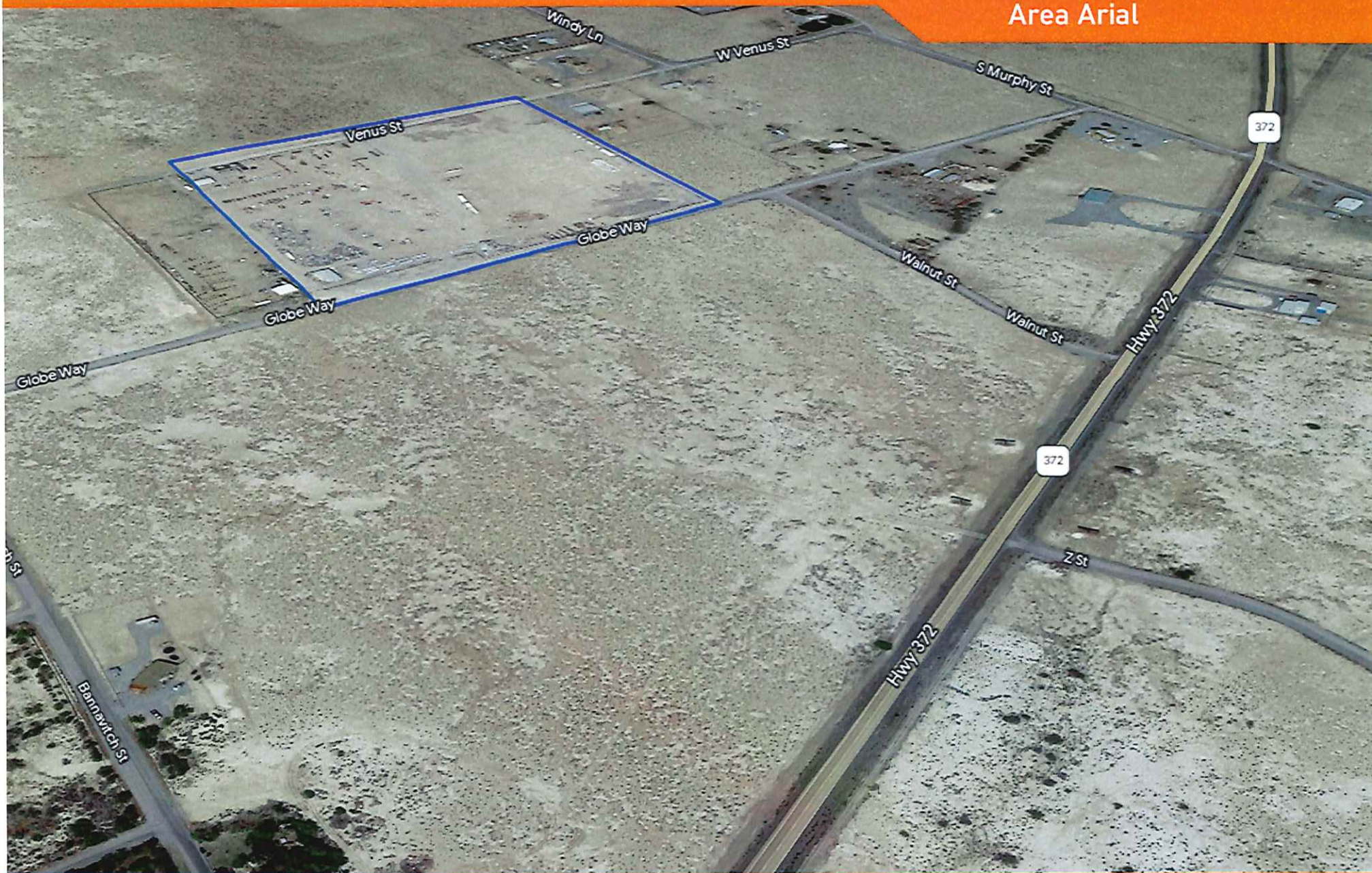
- Located Just off Main Highway to California
- 19.5 Acres Fully Privately Fenced
- Business License Transfer with Sale
- Would be Only Pick-A-Part in Town
- 45 miles west of Las Vegas
- Plenty of land for expansion

Property Overview

19.50 Acres Fully Fenced with private fencing located one block off of Nevada Highway 372. This is a route leading to Baker California where it intersects with Interstate 15. Great distribution Route between Las Vegas and California. Yard has been in Use as Junk-Yard for over 10 years and may continue as Junk-Yard or Pick-A-Part Yard which would make it the only one of its kind in over a 2 hour radius. Business License Transfers with sale allowing Grandfather use to continue without interruption. So operations could proceed in an expedited manner after close of Escrow. Avoiding excess red tape and hoops with the county.



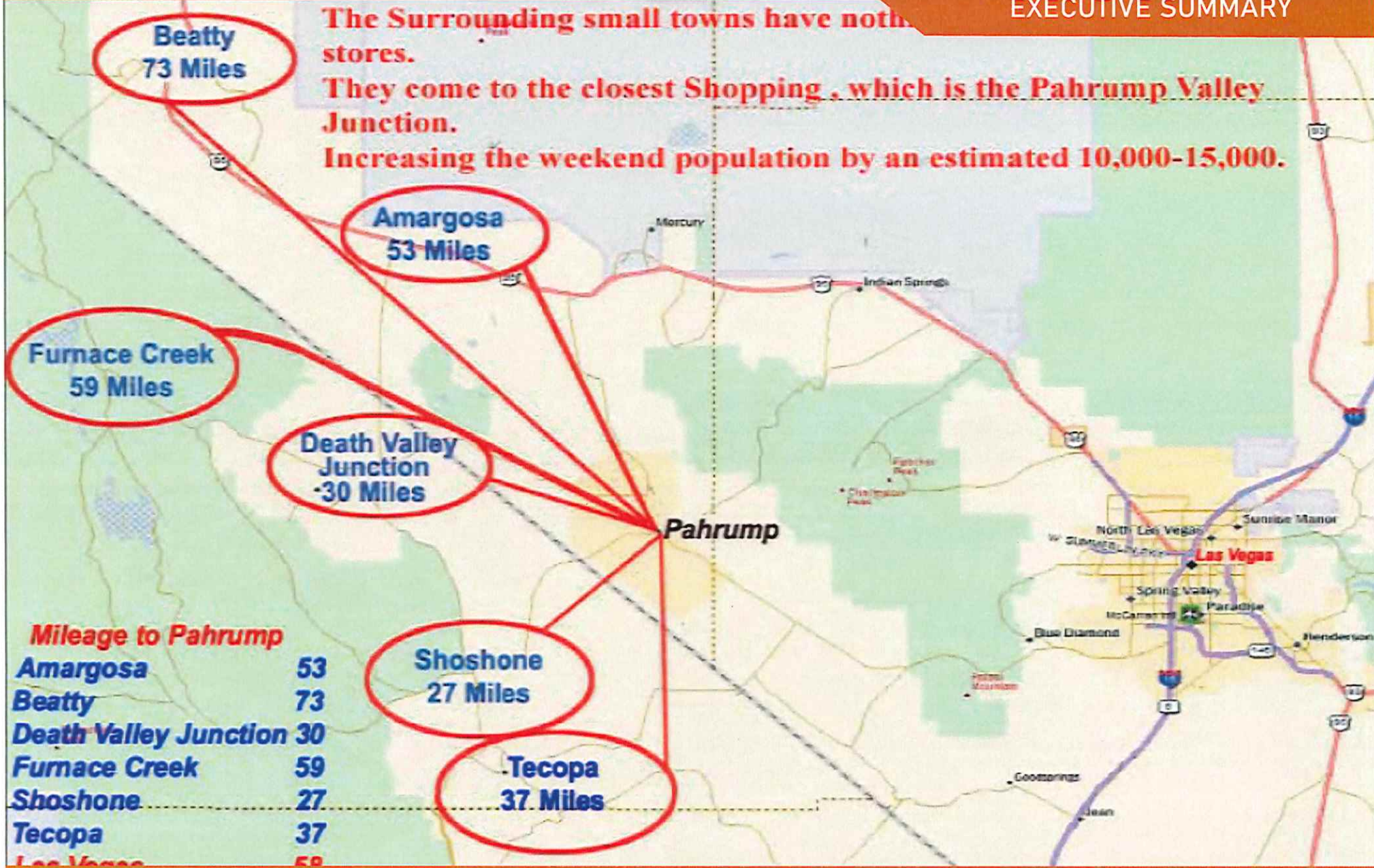






1875 State Street
34,420 Sq Foot Commercial Light Industrial
Built in 2008 in the Central Business District
1 Acre of Land Next Door Available
Expand Your Business

The Surrounding small towns have no stores.
They come to the closest Shopping, which is the Pahrump Valley Junction.
Increasing the weekend population by an estimated 10,000-15,000.



Mileage to Pahrump

Amargosa	53
Beatty	73
Death Valley Junction	30
Furnace Creek	59
Shoshone	27
Tecopa	37
Las Vegas	58