



3700 N Rancho Dr

3700 N Rancho Dr, Las Vegas, NV 89130

Elite Realty



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3700 N Rancho Dr

\$2,200,000

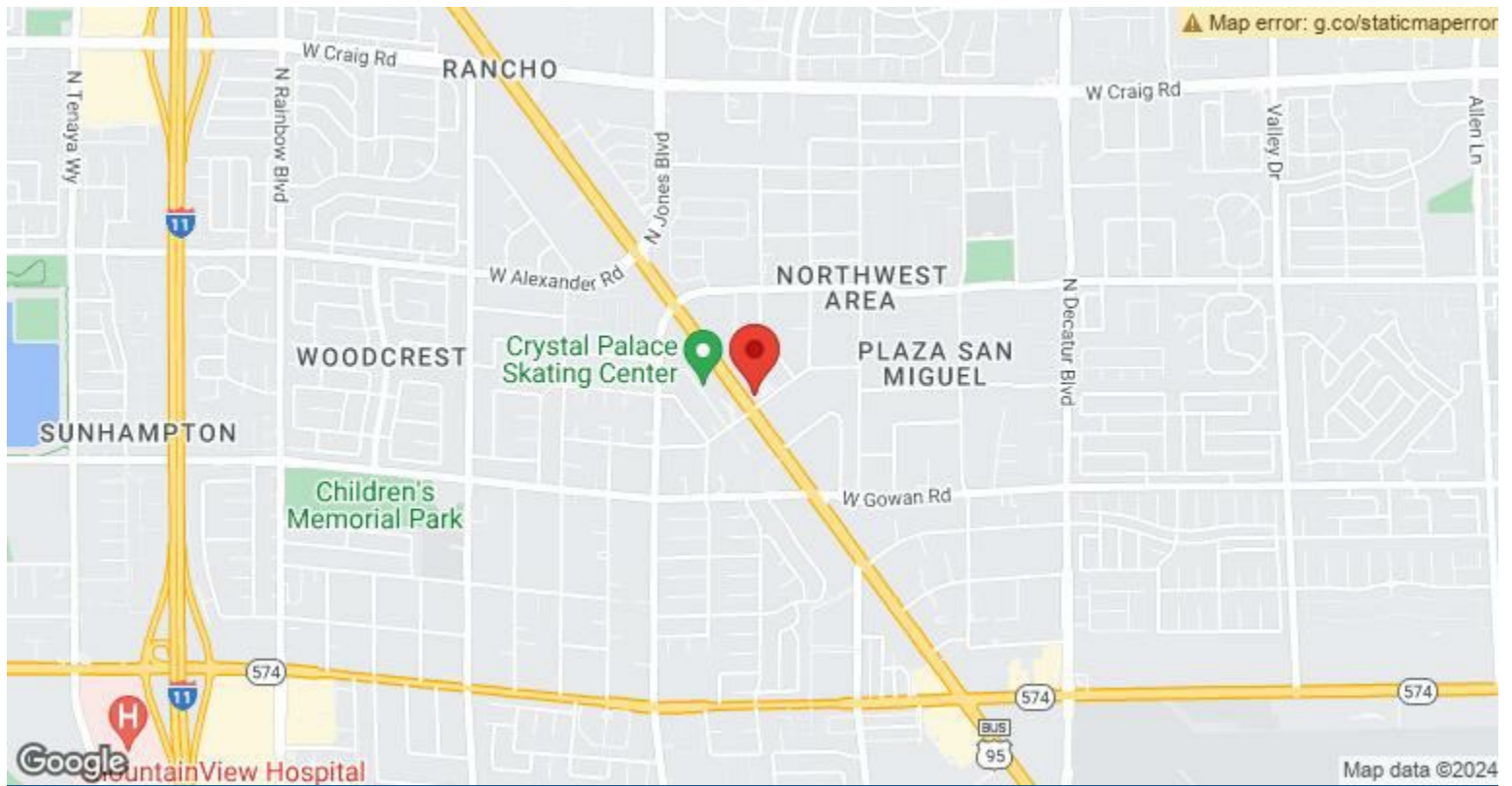
For 33+ years Thomas Automotive has been a Las Vegas tradition. The owners have decided it's time to sell everything and move on to something else. This is a rare opportunity to purchase an automotive repair shop with Rancho Frontage. (25,500 CPD), This automotive repair shop sits on 1.4 acres +/- of C 2 zoned land.

The building comes with 3 separate bays which includes three 12' x 14' grade level doors, one 10' x 12' grade level door, break room, 3 rest rooms, waiting room, reception desk, private office PLUS most...

- Rancho Frontage / 25,500 CPD
- C 2 Zoning - Multiple uses.
- 1.4 Acres +/-
- Established automotive business. Good branding for new automotive user.
- Owner willing to leave behind automotive equipment depending on offer.
- HVAC office / Swamp Coolers garage



Price:	\$2,200,000
Property Type:	Retail
Property Subtype:	Auto Repair
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	1.40 AC
Gross Leasable Area:	4,500 SF
No. Stories:	1
Year Built:	1991
Tenancy:	Single
Parking Ratio:	4/1,000 SF
Clear Ceiling Height:	18 FT
Zoning Description:	C-2
APN / Parcel ID:	138-12-110-015
Walk Score ®:	46 (Car-Dependent)

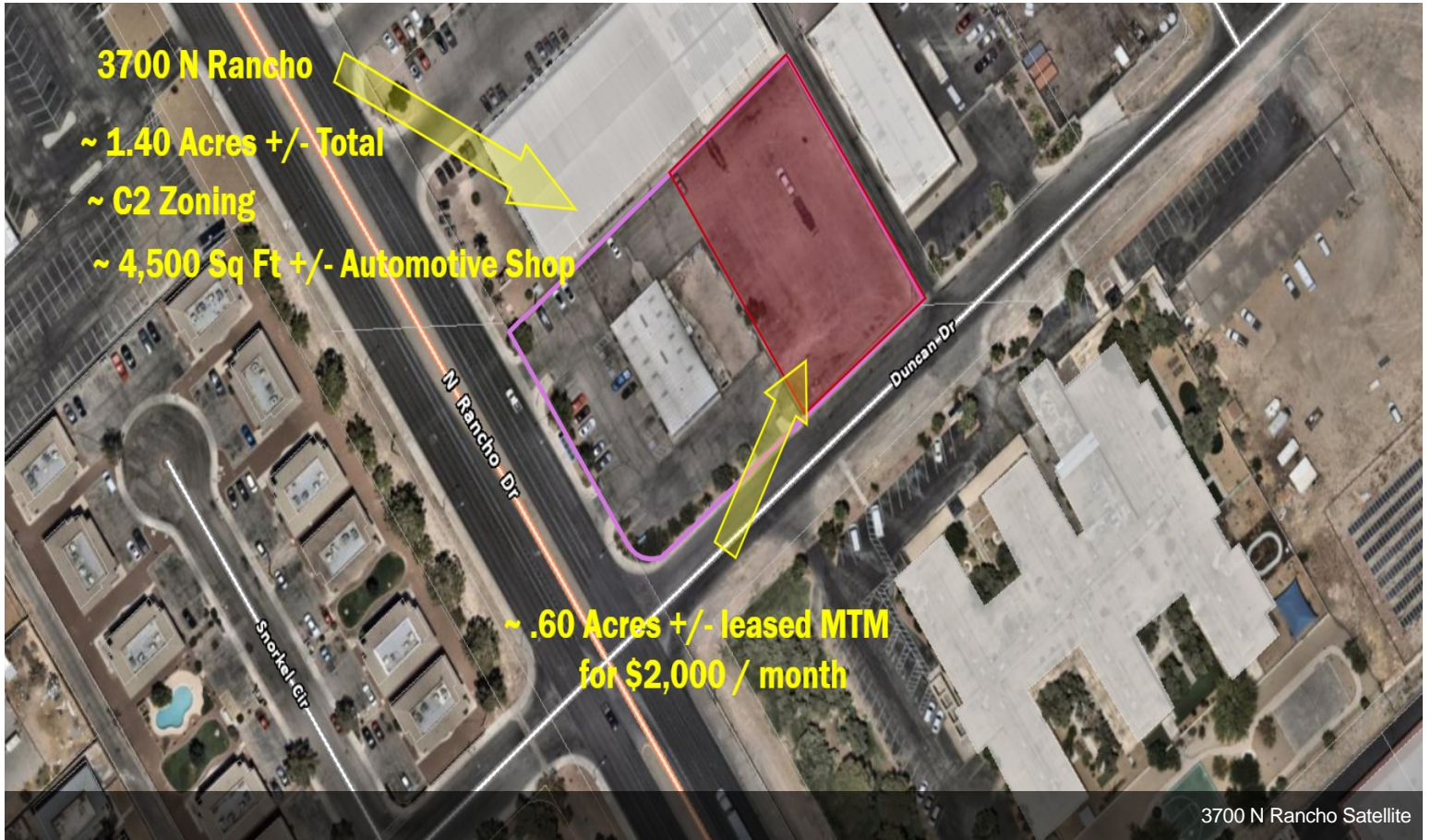


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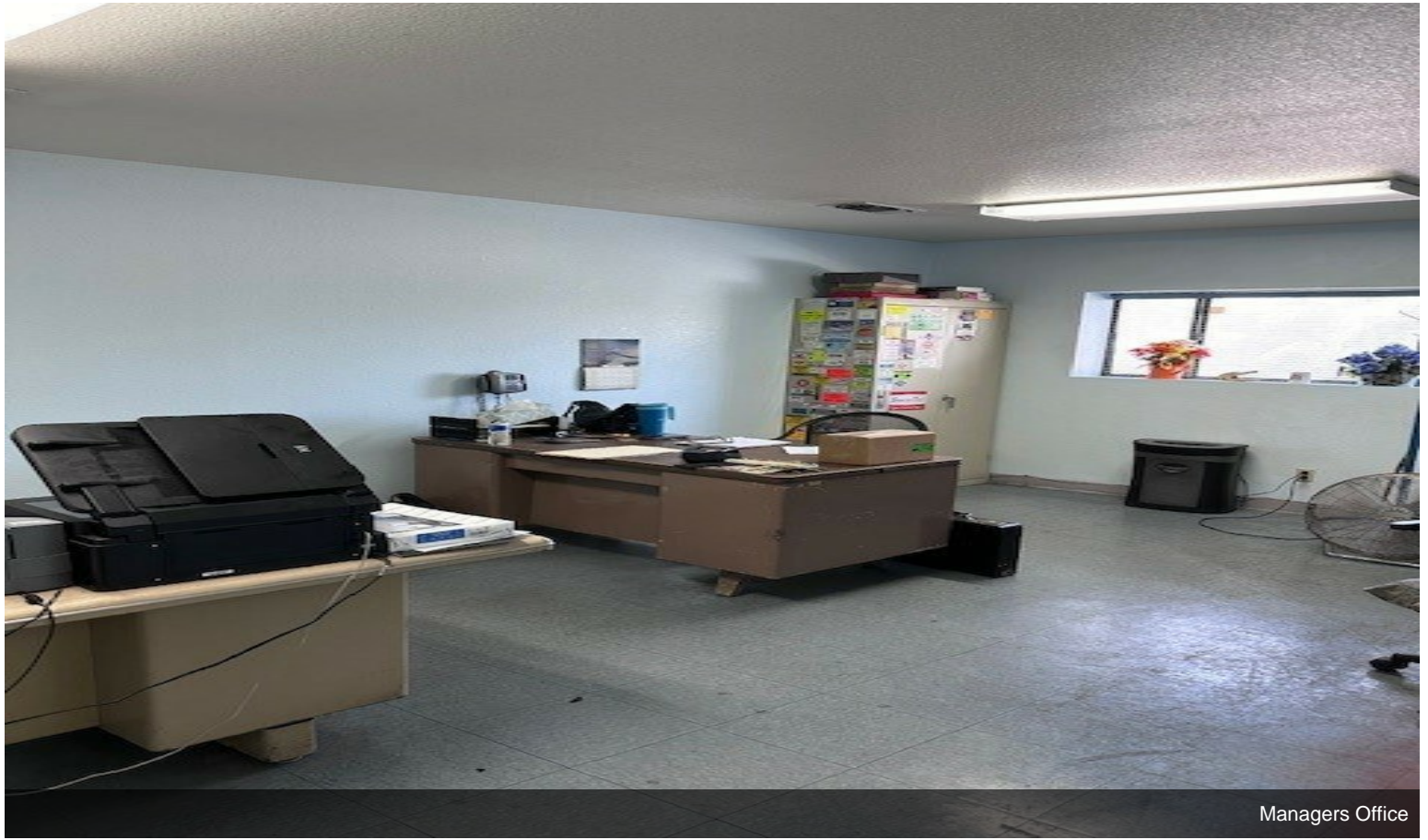
Property Photos



Property Photos



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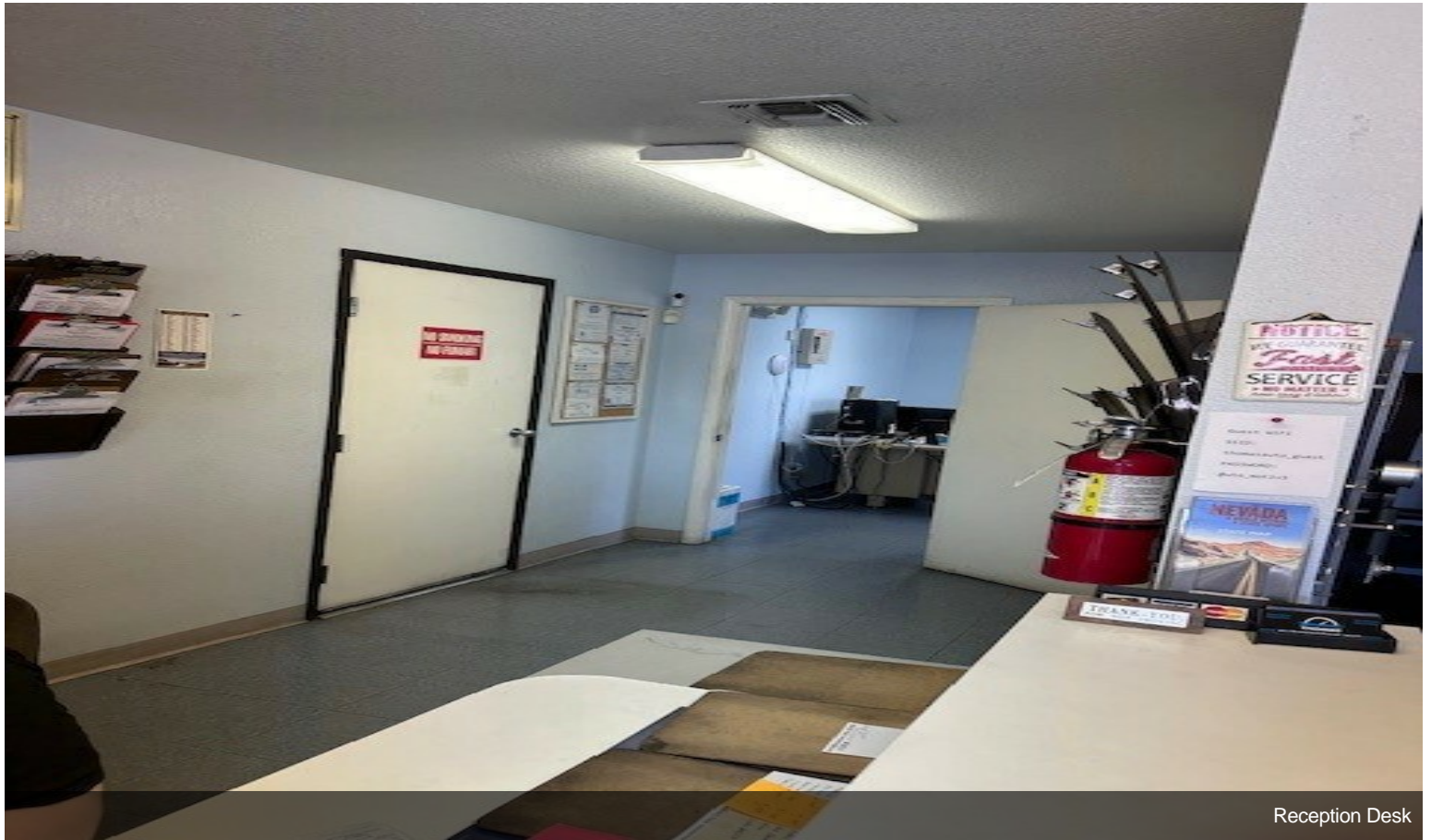


Managers Office



Waiting Room

Property Photos



Reception Desk



3700 Break room

Property Photos



2 His and Hers ADA RR's



Shop Photo

Property Photos

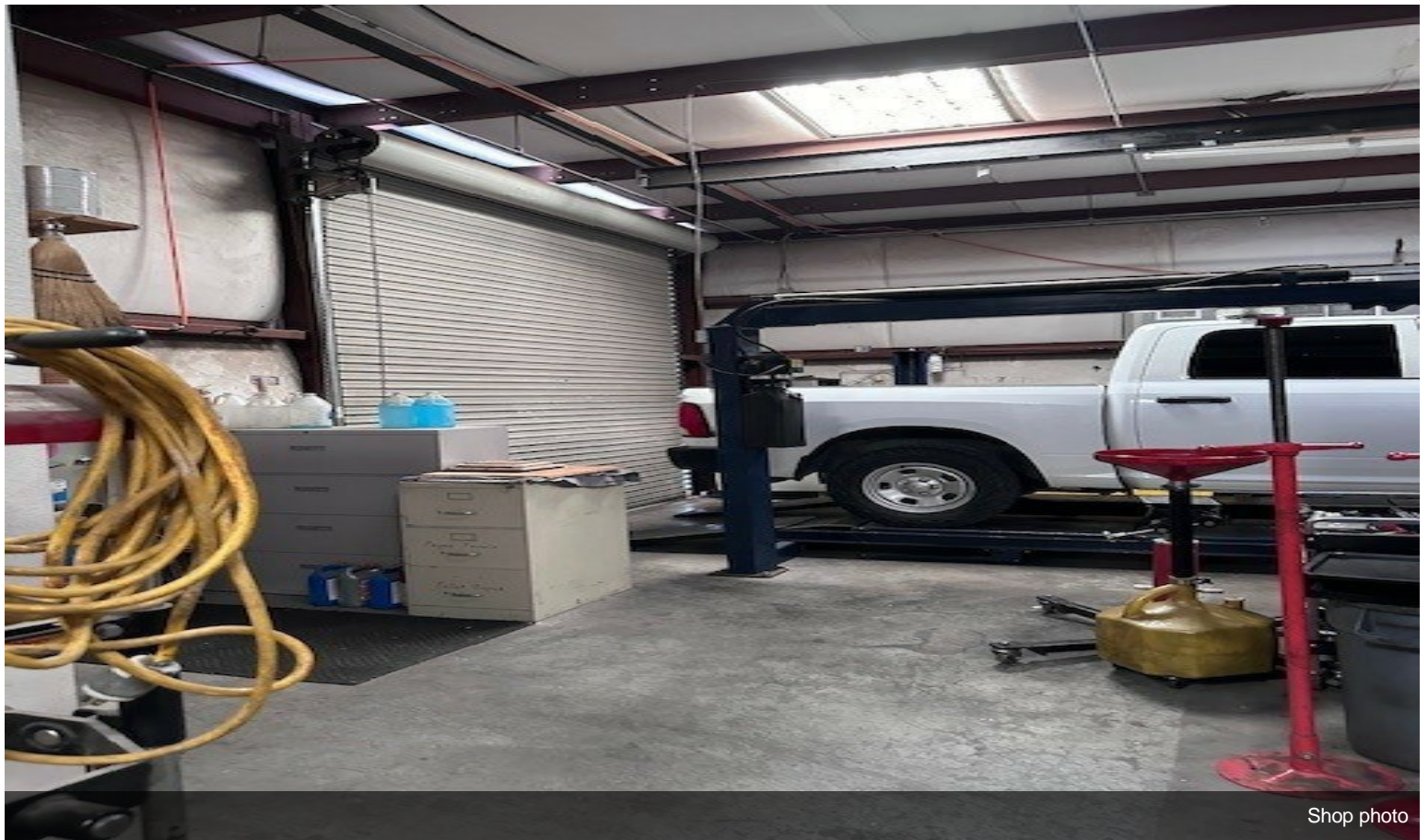


Shop photo

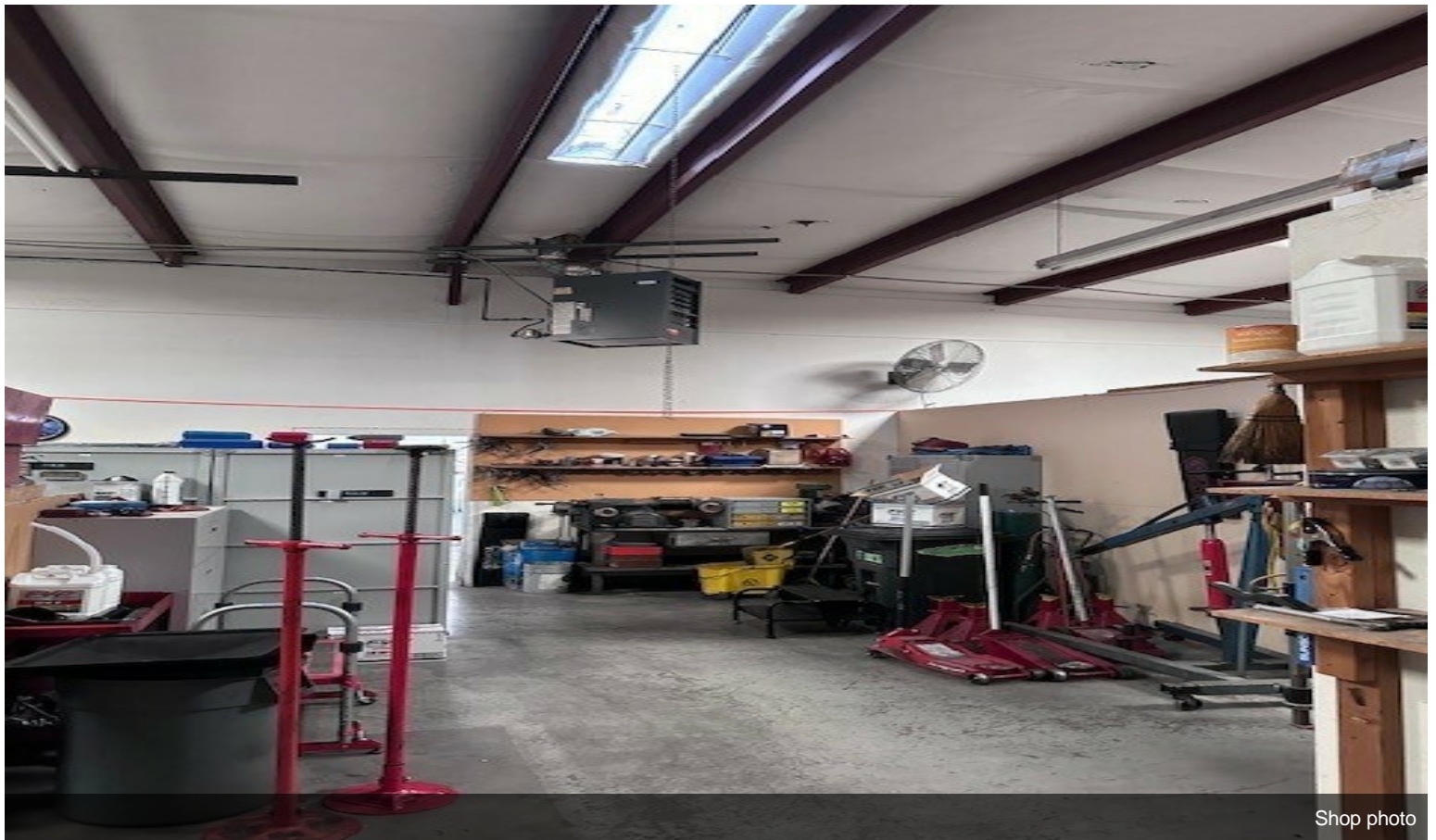


Shop photo

Property Photos

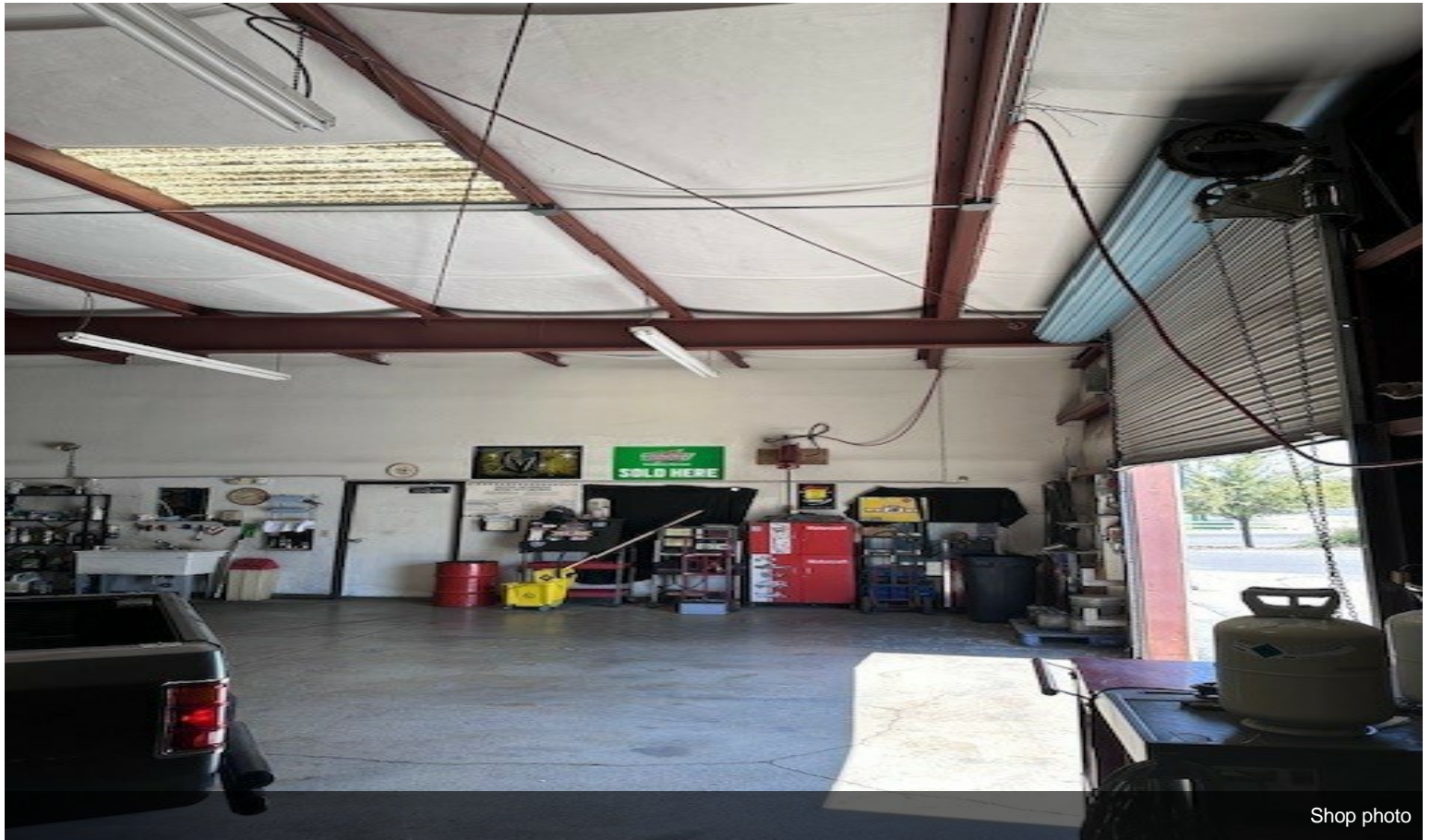


Shop photo



Shop photo

Property Photos



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Heater for shops