

4845 S. Pecos Rd

Las Vegas, NV | Multi-Tenant Auto Service Investment



Rothwell Gornt Companies
A Real Estate Brokerage



Offering Highlights

- Asking Price: \$2,899,990 (Call for Offers)
- 9,000 SF (approx.) on 1.13 Acres
- Two (2) ~4,500 SF suites | Auto service / repair
- 100% occupied | Two NNN tenants + Verizon cell tower
- In-Place NOI: \$210,148.20 | In-Place CAP: 7.25%

Investment Overview

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Building Size: 9,000 SF (approx.)

Land Area: 1.13 Acres (approx.)

Configuration: Two suites (approx. 4,500 SF each)

Use: Auto service / repair

Lease Type: NNN (Tenants pay CAMs)

Cell Tower: Verizon ground lease (income producing)



Rent Roll & Income Summary

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Verizon Renewal Terms (Proposed)

- New Rent: \$2,512.53/mo commencing 8/1/2029
- Escalator: 3% annually (next increase 8/1/2030)
- Renewal Options: Four (4) additional 5-year terms

Tenant	SF	Monthly Rent	Annual Rent	Lease Exp.	Notes
Rent-A-Wheel	4,500	\$7,640	\$91,680	12/31/2030	No annual increases 1x5-yr option @ market
Potenza Automotive	4,500	\$7,640	\$91,680	12/31/2030	2% annual increases NNN
Verizon Cell Tower	—	\$2,232.35	\$26,788.20	7/31/2029	3% increases every Aug 1 renewal in discussion

Total In-Place Rent: \$17,512.35/mo | \$210,148.20/yr

List Price: \$2,899,990 | In-Place CAP Rate: 7.25% (based on stated rent)

Property Photos

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