

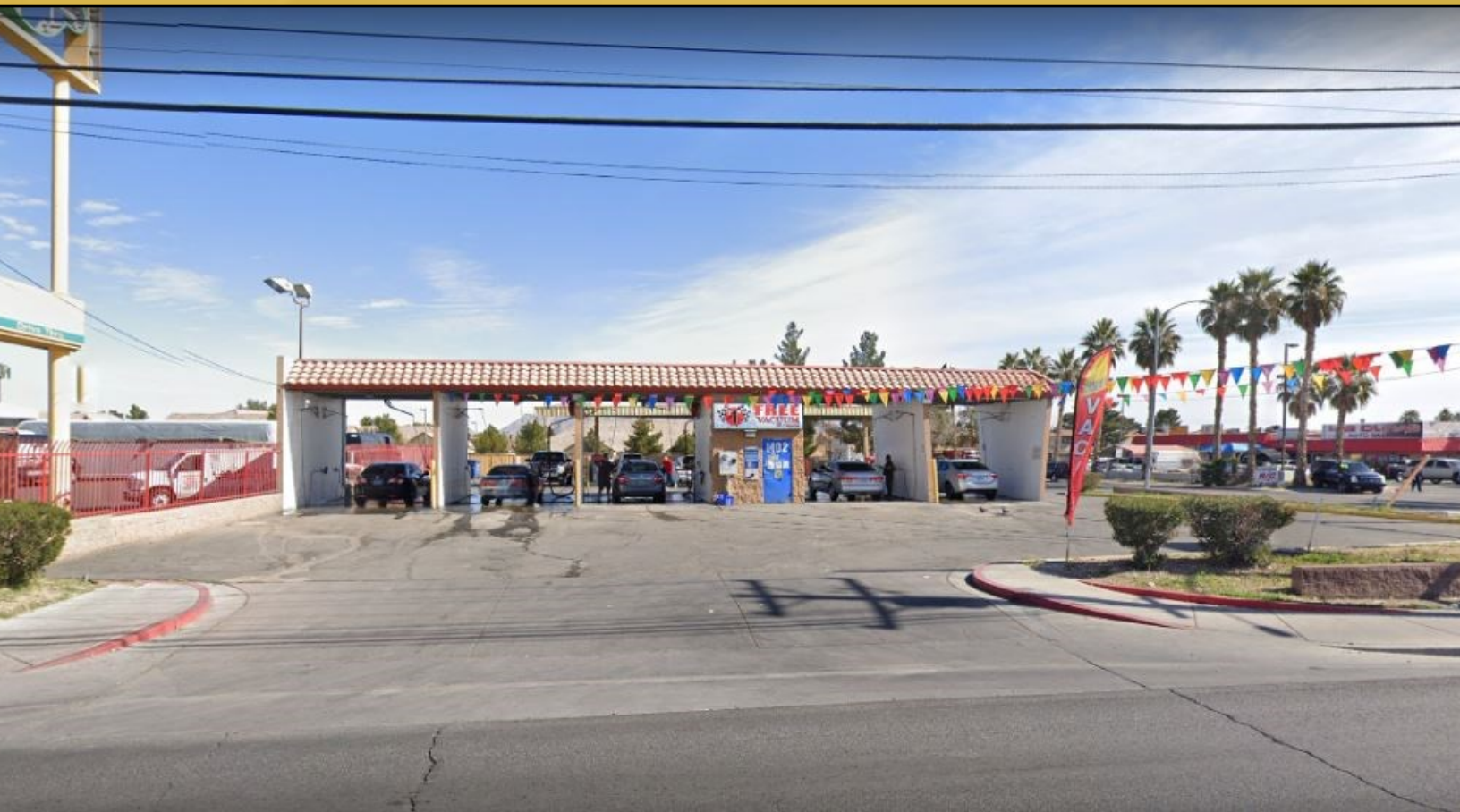
FOR SALE

Self Service Carwash

Investment Opportunity



PRIMARY CRE



1402 N EASTERN AVE., LAS VEGAS, NV 89101

Kyle P. Eigenman

Principal - Broker

775.412.7844

License: B.1002302.LLC

Timothy S. Dayner

Principal - Executive Advisor

775.688.9525

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PRIMARY CRE

5250 Neil Road

Suite 301G

Reno, NV 89502

This information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although PRIMARY CRE has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

1402 N EASTERN AVE., LAS VEGAS , NV 89101



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PROPERTY INFORMATION

- Sale Price: \$1,600,000.00
- Lot SF: 20,908.8 SF
- 5 Bays
- 9 Vacuums
- 3 Turbo Shampoo Machines
- Zoning:: Limited Commercial District C-1
- 1031 Exchange Investment

OVERVIEW

1402 N. Eastern Ave. was built in 1999 and is a self service car wash offering complete auto cleaning services. The asset offers payment machines to accept credit cards and cash. Also, included is a vending machine (offering car wash products), mechanical room, refuse containment, and ample parking. The property is turn key, well maintained, and all mechanicals are in good working condition.



Major Upside With Potential Rate Increases

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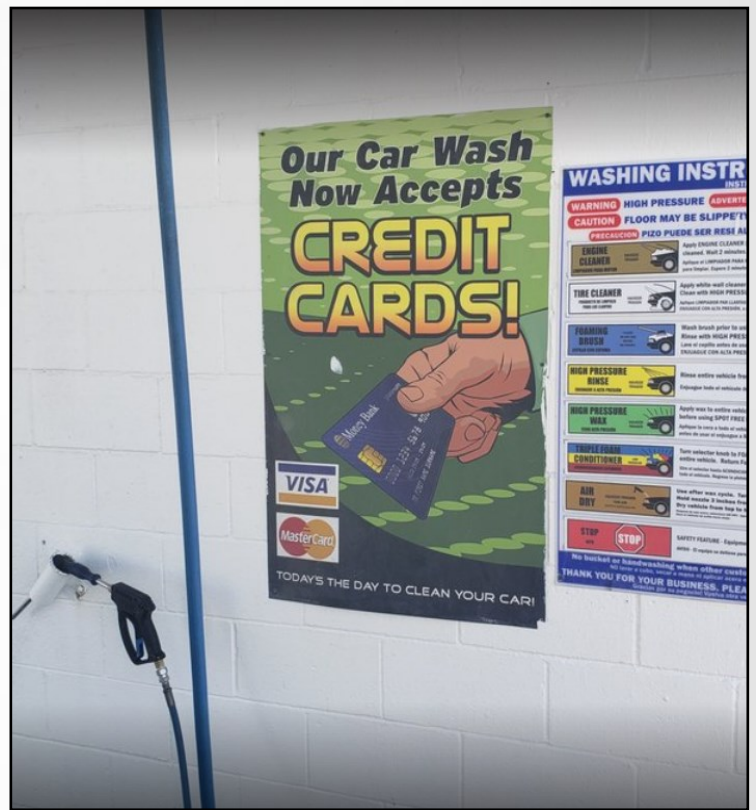
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1402 N Eastern Ave., Las Vegas, NV 89101



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1402 N. Eastern Ave., is ideally positioned on the NE corner of N. Eastern Ave., and Searles Ave. The property offers an abundance of N. Eastern frontage and is strategically located between I-95 (approx. 2.3 miles) and I-15 (approximately 3 miles) with superior highway connectivity. The traffic count averages 28,000 cars per day and the property is centrally located in North Las Vegas, surrounded by many retail amenities including Circle K, Auto Zone and O'Reilly's Auto Parts. The property is an approximate five to six minute drive from Downtown Las Vegas.



Cash Flowing Property With Low Overhead

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Tenant/Owner Representation

Eigenman and Dayner are committed to representing any and all companies moving to the Northern Nevada and Southern Nevada market,s offering our knowledge of the marketplace (brokers, Landlords/Owners, product, pricing etc.). We are loyal and committed to be your “Boots on the Ground” providing full Commercial Real Estate services.



PRIMARY CRE

Our Promise as your team is to:

- * Produce the highest level of professional real estate expertise and commitment to our clients
- * Commit our maximum efforts to our clients
- * Produce consistently high quality work that is accurate and complete
- * Treat everyone with honesty, integrity and respect.
- * Work together as a team to support our clients best interest



Eigenman and Dayner are well rounded Commercial Real Estate experts having experienced all disciplines of Commercial Real Estate. They have represented large leasehold developers pertaining to Industrial, Office, Retail, Multi-Family, Land and Investments. A sample of clients include Dermody Properties, Prologis Trust, Panattoni and Koll Real Estate group. Eigenman and Dayner have represented numerous Fortune Fifty companies in leasing, sales and purchases, including Cort Business Services (a Bershire Hathaway Company), US Federal Government, Granite Construction, MGM Resorts, Inc. and Northwestern Mutual to name a few. Whatever size of the assignment or transaction PRIMARY CRE is committed to Primary Service. Primary Goals. Primary Solutions.

Please contact us anytime

Owner's Marketing Agency Has Fully Optimized The Business

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