



NELLIS AFB

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LAS VEGAS STRIP

Elite Realty
COMMUNITY LEADERS EST. 1991

7942 W Sahara Ave,
Las Vegas, NV 89117

702-228-7227

4379 N Las Vegas Blvd

Property Video



4379 N LAS VEGAS BLVD

Las Vegas, NV 89115

[CLICK HERE](#) for link to additional parcel info

Executive Summary

A rare opportunity to purchase a "Turnkey" restaurant with a Las Vegas Boulevard address. This space is being sold with most of F, F & E (Furniture, Fixtures and Equipment) left behind. The restaurant comes with a complete kitchen, freezers, hoods, BBQ Smoker, grease traps, tables, chairs and much more. (Equipment left behind to be determined on the final purchase price) There is also an existing drive through window that is being used at the location for those restaurant users that cater to "dine-in" and "drive-through" users.

The same owner also owns an adjacent parcel of .42 acres +/- of CM (Corridor Mixed Use) land that can be sold with the property or sold separately. Asking price for adjacent parcel is \$500,000. More information on additional parcel can be located at the link above.



SHOWINGS

Showings are by appointment only!

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MIKE GUTIERREZ - S.77952.LLC

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Floor Plan





INVESTMENT HIGHLIGHTS

- Turnkey Restaurant with furniture, fixtures and equipment (F,F & E) included in sale
- Drive-through window
- Possible Seller Carry
- Las Vegas Boulevard address
- Plenty of parking



EXTERIOR

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INTERIOR

STELLA  ARTOIS

Peace Love & Barbecue Peace Love & Barbecue Peace Love & Barbecue

Introducing Our New
Featured Sandwiches
* Memphis

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Front of House

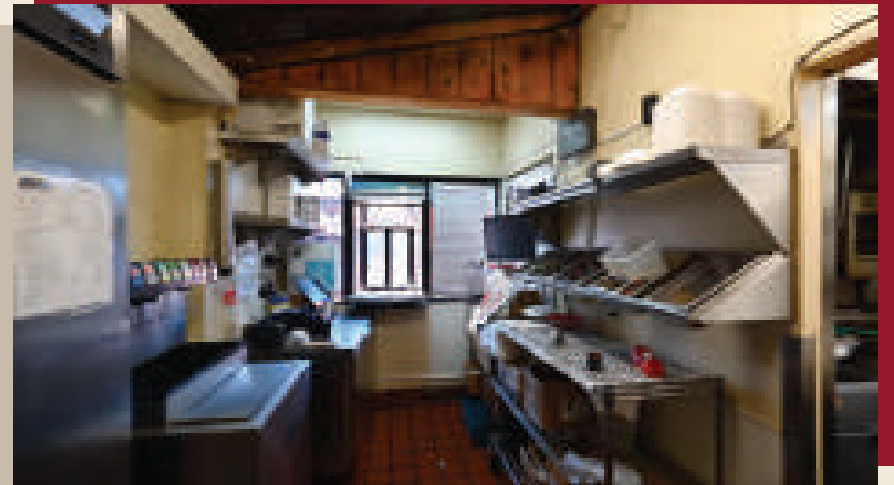


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Kithchen Photos



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PROPERTY FACTS

Smoking Pig BBQ

Sale Type	Investment or Owner User
Property Type	Retail
Property Subtype	Restaurant
Tenancy	Single
Building Size	4,393 Sq Ft.
Building Class	B
Year Built	1987
Price	\$1,250,000
Price Per Sq Ft	\$284.54
Building FAR	0.11
Building Height	1 Story
Lot Size	0.94 AC
Zoning	H2, Clark County
Parking	35 Spaces (7.96 Spaces per 1,000 SF Leased)
Frontage	156' on N. Las Vegas

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CONTACT US

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