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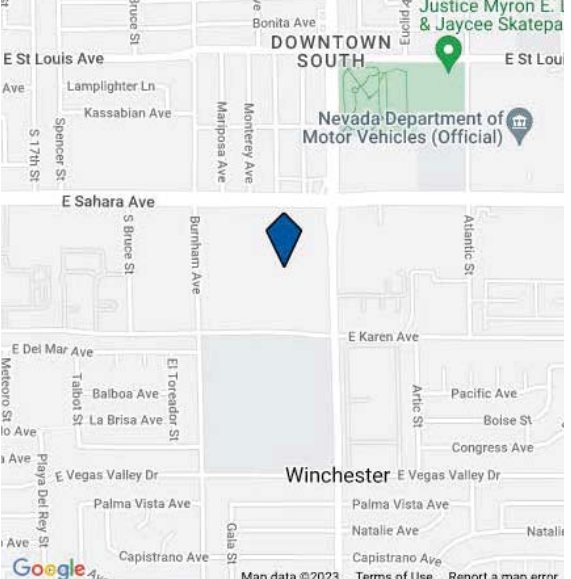
2605 S Eastern Ave.

PROPERTY FACTS

Price	\$22,000,000
Building Size	106,5000 SF
Property Type	Retail
Property Subtype	Retail
Building Size	104,397 SF
Building Class	B
Year Built/Renovated	1974/2004
Tenancy	Single

EXECUTIVE SUMMARY

This 104,397 square foot building was formerly Las Vegas Harley-Davidson Motorcycle dealership with Service department, with an adjoined 24 Hour Fitness Center complete with olympic-sized swimming pool, full-sized basketball court, enclosed yoga/spin studio and open gym space. This property fronts Sahara Avenue and sits at the busy Eastern/Sahara intersection.



PROPERTY TAXES

Parcel Number	162-11-503-015
Improvements Assessment	\$387,829
Land Assessment	\$980,622
Total Assessment	\$1,368,451

7 2605 S Eastern Ave.

- **106,500 Sq. Ft.**
- **Retail Location**
- **Single Story**
- **Office & Warehouse**
- **2 Loading Docks**

Building Height	1 Story
Loading Docks	2 Exterior
Building FAR	0.30
Land Acres	8.04 AC
Zoning	C-2, County - Commercial
Parking	499 Spaces (4.78 Spaces per 1,000 SF Leased)
Frontage	456 FT on Eastern Ave

