

Hotel / Motel – 2601 Westwood Dr.

EXECUTIVE SUMMARY

Hotel needs renovation.

The Large 3600sq. foot / 100 Feet in the air pylon sign currently works for the hotel. Hotel should take about 6 months to Renovate once permits are issued. We are pricing the Hotel Only for \$7,750,000 and we will keep the digital sign or include the sign for another \$3,000,000



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PROPERTY FACTS

Price	\$7,750,000
Building Size	35,374 SF
Price Per Room	\$83,333
No. Rooms	92 (Includes 6 Suites)
Sale Type	Investment
No. Stories	3
Sale Conditions	Needs Renovation

Year Built/Renovated	1979/2021
Property Type	Hospitality
Parking Ratio	2.83/1,000 SF
Property Subtype	Hotel
Corridor	Interior
Building Class	B
Opportunity Zone	Yes
Lot Size	1.27 AC

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AMENITIES

- Pool
- Restaurant (Future)
- On-Site Bar (Future)

ROOM MIX

92 Total Rooms
 86 Guest Rooms
 6 Suites
 DAILY RATE
 \$163.09

PROPERTY TAXES

Parcel Number 162-09-102-005
 Land Assessment \$312,480
 Total Assessment \$916,438

ZONING

Zoning Code: M
 Listing ID: 28796459
 Date Created: 2023-06-19
 Last Updated: 2023-06-26
 Address: 2601 Westwood Dr, Las Vegas, NV

TRANSPORTATION

TRANSIT/SUBWAY

Sahara Station Las Vegas Monorail	3 min drive	2.5 km
Las Vegas Hilton Station Las Vegas Monorail	6 min drive	3.1 km
Las Vegas Convention Center Station Las Vegas Monorail	5 min drive	3.4 km
Harrah's/Imperial Palace Station Las Vegas Monorail	7 min drive	4.1 km
Flamingo/Caesars Palace Station Las Vegas Monorail	7 min drive	4.7 km

AIRPORT

McCarran International Airport	12 min drive	8.8 km
North Las Vegas Airport	11 min drive	9.5 km

Digital Sign

Area: 3600 SQ.Ft
 Faces: 40' x 30' South and North Sides
 Traffic: Seen by over 289,000+ Vehicles On I-15 daily
 Height: 100' Tall

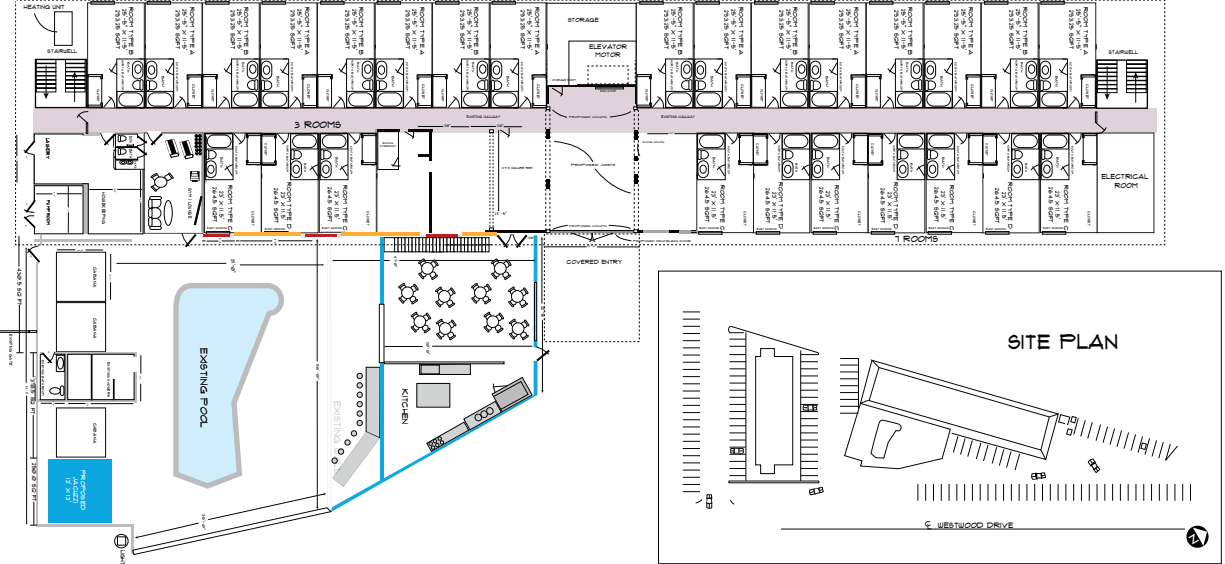


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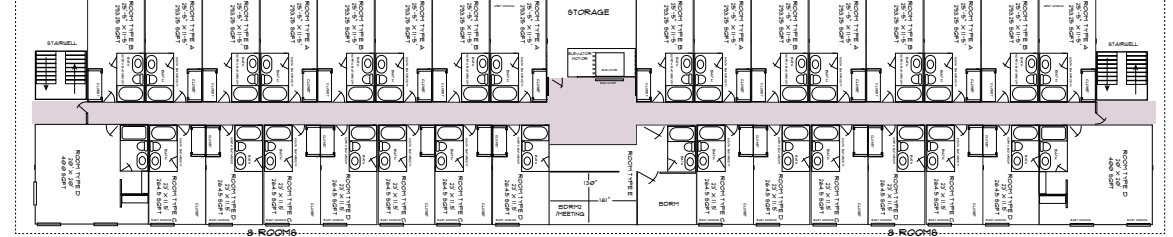
2601 Westwood Dr.

FLOORPLAN

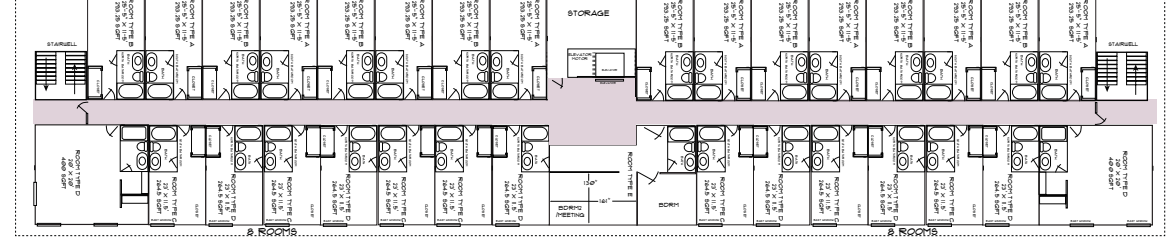
FIRST FLOOR
1241' x 164'



SECOND FLOOR 32 ROOMS



THIRD FLOOR 32 ROOMS



<p>APPROX CALC</p> <p>8100 GROSS FLOOR AREA 28200 TOTAL GROSS FLOOR AREA 6000 TOTAL FLOOR AREA 4 CORNER SUITES 2 FULL-KITCHEN SUITES PARKING SPACES: 41 TOTAL, 39 EAST, 12 WEST</p>	<p>DESIGNED BY: DR. VANCE DR. VANCE/NET</p> <p>LV/NET 101/100-0000</p> <p>DESIGN DATE:</p>
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