

WESTERN INN FOR SALE

921 NEVADA WAY, BOULDER CITY, NV 89005



Located on Boulder City's "Main Street"

Near Several Restaurants, Convenience Stores and Grocery Store

15 Motel Rooms Plus On-site Manager's Apartment

Consistent Income Stream with Low Vacancy Rate

Price: \$1,500,000

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Located Approximately 20 Miles from Las Vegas and Just a Few Miles from Lake Mead with Boating, Fishing, Mountain Biking, Hiking Trails and the Grandeur of Hoover Dam. Lake Mead National Recreation Area and Hoover Dam receives Approximately 7 Million Visitors Per Year.

This property has been well-cared for, by the same local owner for more than 20 years. The owner does not operate the motel, but she has exceptional managers that would love to stay, if the new owner wishes. You will notice that the managers are quite affordable, when you review the financial information. The husband & wife managers occupy an on-site apartment, for 24 hour presence. In addition to the apartment, there are 15 rooms.

The property is located at 921 Nevada Way (Boulder City's Main Street), where residents can conveniently walk to several restaurants, convenience stores, or the grocery store.

The Western Inn is an older property, but it has been well maintained and provides a consistent income stream, with a low vacancy rate. The majority of the business is derived from weekly residents, many of whom are working with ongoing projects in the area.

Price:	\$1,500,000
Property Type:	Service
Property Subtype:	Motel
Building Class:	C
Sale Type:	Investment
Lot Size:	0.59 Acres
Total Buildings Size:	6,594 SqFt
# of Rooms:	15
# of Stories:	1
Year Built & Expanded:	1936, 1987 & 1997
Parking Spaces:	17
Zoning Description:	C-2
APN/Parcel ID:	186-08-610-029

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	2024	2023	2022	AVERAGE
NET INCOME	\$ 112,828	\$ 79,022	\$ 99,184	\$ 89,103
ADD-BACK				
Owner Salary	\$ 15,600	\$ 15,600	\$ 15,000	\$ 15,300
Rent	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000
Automobile	\$ 1,118	\$ 1,563	\$ 950	\$ 1,257
PROPERTY TAX	\$ (3,205)	\$ (2,748)	\$ (2,561)	\$ (2,655)
ADJUSTED NET INCOME	\$ 138,341	\$ 105,437	\$ 124,573	\$ 115,005
OFFERED PRICE	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000
Approximate Rate of Return	9.2%	7.0%	8.3%	8.2%

Figures are based on Last 3 Years Tax Returns and Profit & Loss Statement which are available to Buyer upon request

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