

# 340 N. Boulder Hwy

Henderson, NV 89015

## For Lease

Free Standing Drive-Thru

## Available Space

1,675 SF

## Building Details

Year Built: 1979  
Lot Size: .37 Acres  
Zoning: GC  
General Commercial  
Drive Thru: Yes, +/- 11 parking spaces

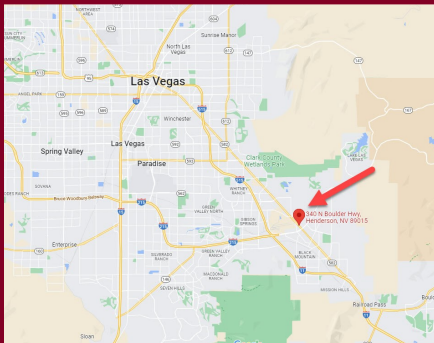
## Lease Rate

\$3.00 PSF/Monthly NNN  
Nets +/- \$0.20 psf month



## FEATURES:

- Vacant and ready to Lease
- Drive Thru Restaurant
- 1,675 SF Building, .37/acre lot size
- +/- 11 parking spaces
- \$10,000 key fee for all FF&E that is in place
- 2 kitchens
- Indoor seating for approx. 42 people, patio for 12
- Hwy frontage road
- Grease Trap, Pylon Signage
- Zoning: General Commercial



For Information, contact:  
**CHAD COONS, CCIM**

775-782-3434 office

775-720-2115 cell

775-782-0088 fax

License: B.0009477.LLC

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The information contained herein has been provided by the owner or other sources deemed reliable. The Broker does not guarantee the accuracy of this information. All information should be verified by the recipient prior to the purchase, lease or exchange.



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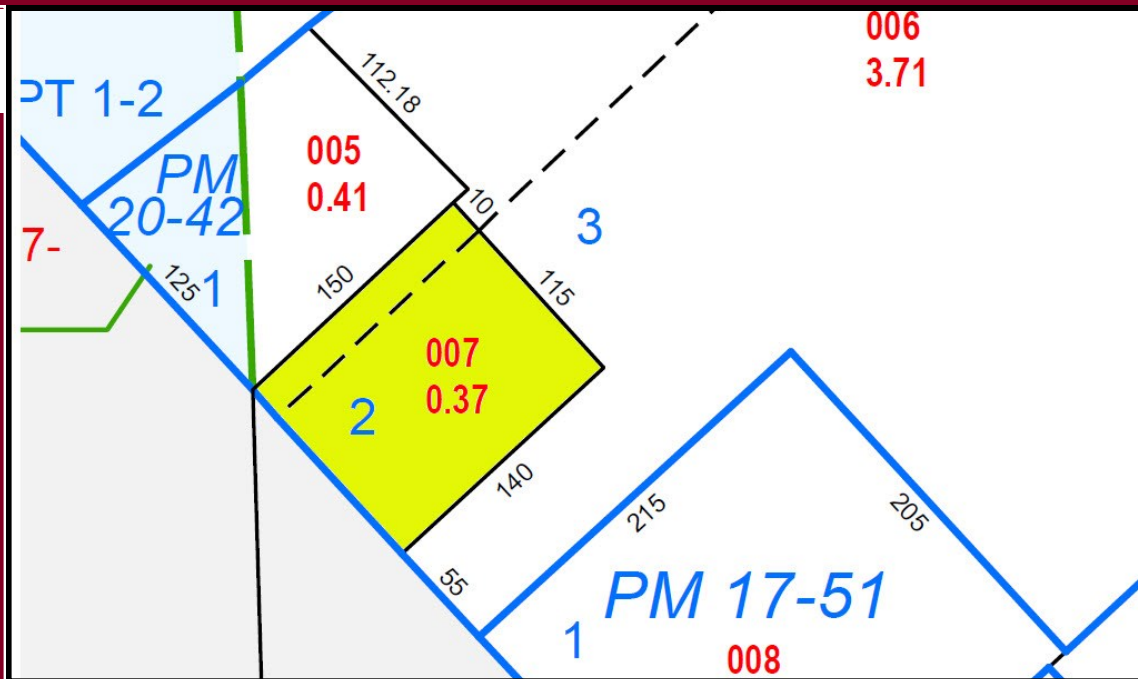
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**Gillmor  
Coons**  
Real Estate Group  
**Commercial**

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