



**FOR SALE**

# EAGLE VALLEY RESORT

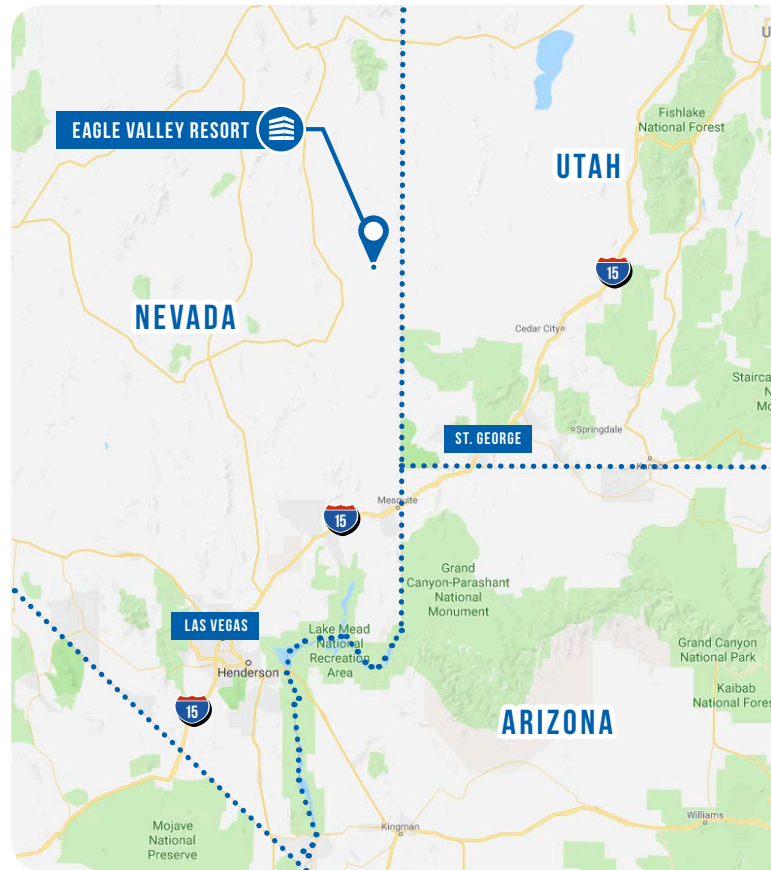
SPECIALITY • TRAILER / CAMPER PARK

12555 Resort Rd., Eagle Valley, NV 89043

## HIGHLIGHTS

- Offer Fishing, hiking, hunting and four-wheel riding
- 48 RV/Camp Ground Spaces
- 8 Fully Functional Cabins that sleep 4
- Full bar with 6 IGT Gaming Machines and Pool Table
- 2 Bed / 1 Bath 1,062 SF Manager's Residence
- Convenience Store
- 4 hrs North of Las Vegas
- Sprinklers Installed
- Meat Locker and Laundry Facilities

Price:	\$2,500,000
Lot Size:	19.81 Acres
Building Size:	6,999 SF
Year Built:	1995
Zoning Description:	Mixed Use with Commercial
APN / Parcel ID:	006 - 231 - 11



**DEREK BELANUS**  
VP of Commercial Sales & Leasing

702 286 2355  
derek@northcap.com

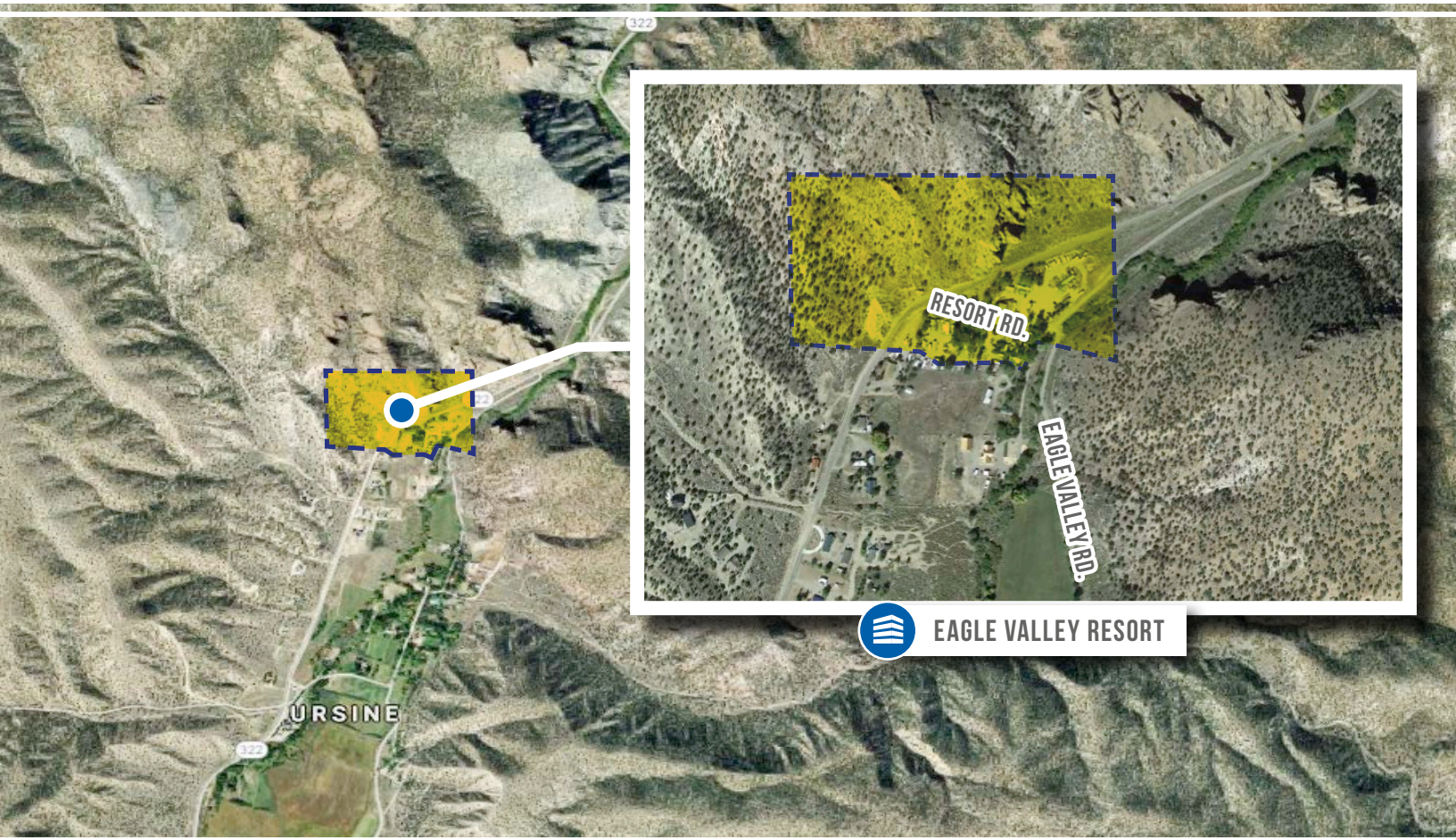
**JAMES S. HAN, CCIM**  
VP of Commercial Sales & Leasing

702 825 2125  
jamesh@northcap.com

**NORTHCAP**  
COMMERCIAL



## AREA OVERVIEW



### DEREK BELANUS

VP of Commercial Sales & Leasing

702 286 2355

derek@northcap.com

### JAMES S. HAN, CCIM

VP of Commercial Sales & Leasing

702 825 2125

jamesh@northcap.com

