

The Terrace BANQUET HALL AND WEDDING FACILITY

FOR SALE! \$6,690,000

3.72 ACRES • 5 BUILDINGS



1351 W. Warm Springs Road • Henderson, NV 89014
APN# 178-10-110-028 Henderson • Zoned CC



PROPERTY DESCRIPTION

WOW!! WOW!! WOW!! *The Terrace* Banquet Hall and Wedding Facility is a gorgeous indoor / outdoor venue located on Warm Springs Road just East of Stephanie St, minutes to McCarran Airport and directly across from Sunset Station Hotel & Casino. *The Terrace* is the pinnacle of luxury sitting on **3.72 acres** with waterfalls, gardens, ambient lighting, bars, commercial kitchens, dressing rooms, outdoor patios, tons of parking and everything you can imagine!

No expenses were spared and the possibilities are endless!

The buildings can be used for its present concept of a large banquet and wedding venue or broken up into two separate restaurant spaces, church space, night club, executive offices, lounge, dance hall, concert venue — you name it!

(3) Separate Buildings totaling 23,067 square feet on 3.72 acres

(2) Warehouses with grade level roll-up doors with secure yard space totaling 3,000 sq ft

(2) Fully Functional and Fixturized Banquet Halls with tavern style bars, multi-stall restrooms, recessed lighting, 14' ceilings, men's and women's dressing rooms, storage, beautiful entry ways, luxurious decor and all FF&E included.

(2) Huge outdoor patio areas with ambient lighting, waterfalls with fire features, ceiling fans, pass throughs, lush gardens and elegant furnishings.

(2) Fully functioning Commercial Kitchens with a 20' hood and Ansul System, 12' hood with Ansul System, 6' pizza hood, grease traps, stoves, ovens, griddles, dish washing stations, walk-in freezers, reach-in freezers, coolers, prep tables, carving stations, multi-tier sinks and everything needed to run (2) spacious restaurants or commercial kitchens. Everything is fully functioning and ready for business.

All equipment is INCLUDED!

(4) Second floor executive offices

FOR MORE INFORMATION CONTACT:

MATT FEUSTEL | Broker / Owner

(702) 480-2403 | matt@areicommercial.com | NV Lic # B.0145204

4955 S Durango Dr, Ste 214 • Las Vegas, NV 89113

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.





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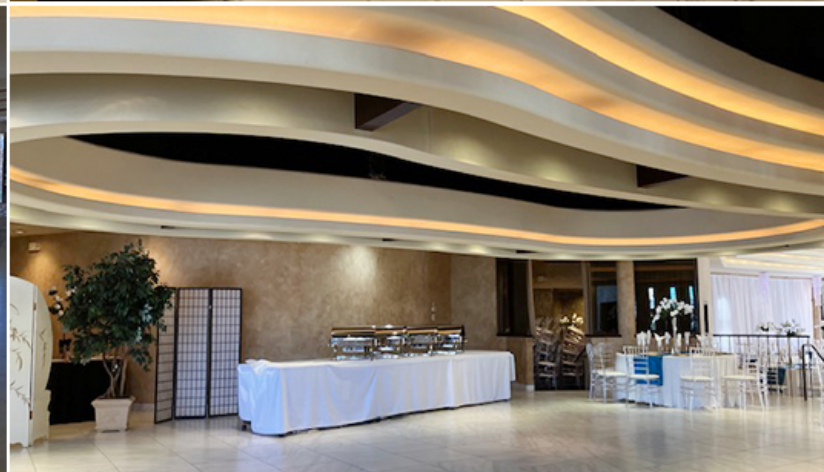
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ACCREDITED
BUSINESS



American Real Estate Investments
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 COMMERCIAL



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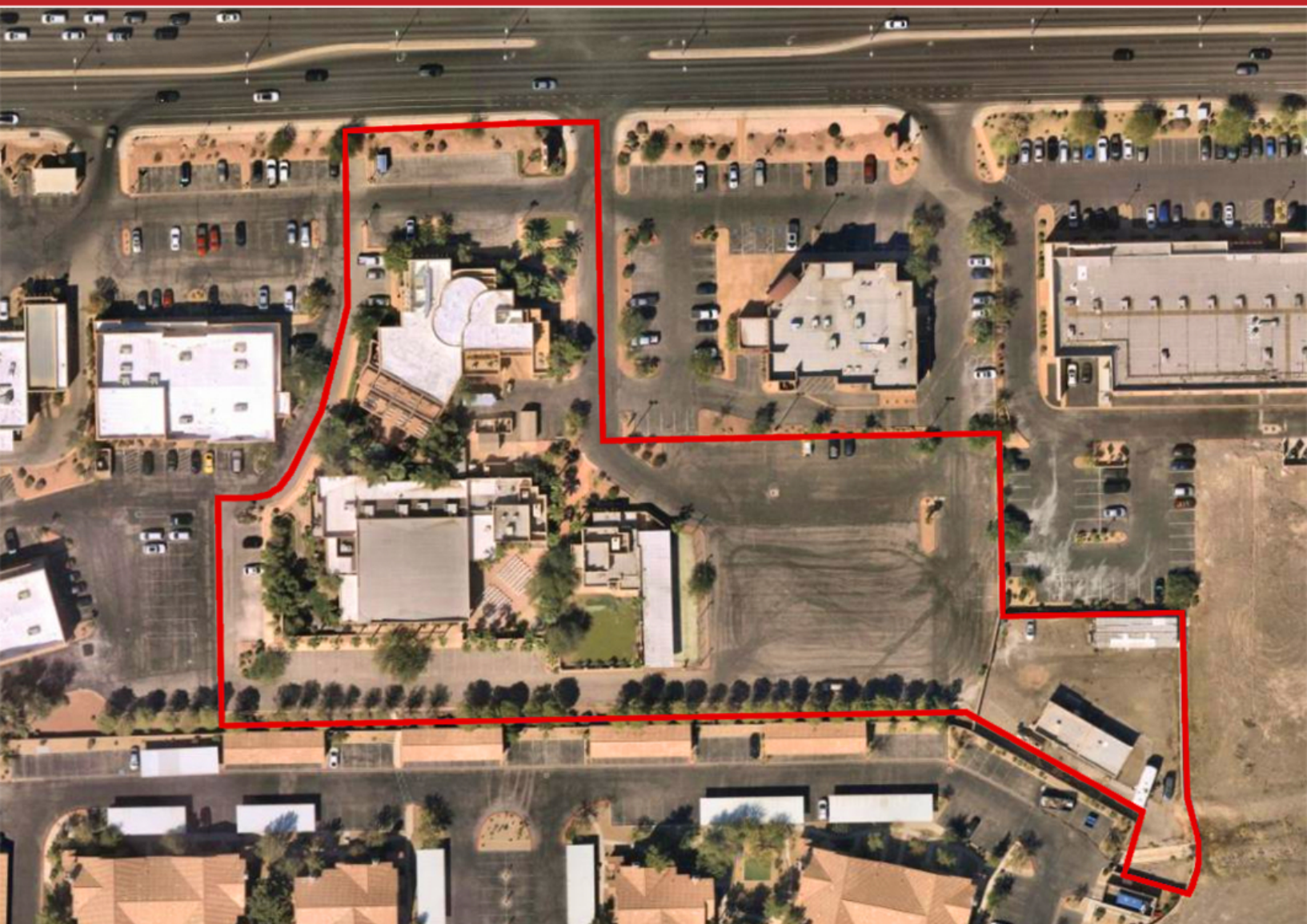




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Five (5) Seperate Buildings totaling 23,067 square feet on 3.72 acres



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