

# I-80 Interchange Development Lot With Current Residential Income

## PRIME I-80 FRONTAGE RESTAURANT 1.06 Acre Commercial SITE

Underserved location for casual restaurant in the vicinity.

Current competition: Wendy's, Carl's Jr, small comfort restaurant, all in the 3 nearby truck stops.

- 6 hotel/motels
- 3 major truck stops
- National RV park
- 3 trailer courts (386 total spaces)

I-80 daily traffic counts, 16,333.



### PROPERTY FACTS

- Size 1.06 acres/46,174 SF
- Zone B-1 (Laramie) - Upzoning to adjacent B-2 likely
- All utilities to site
- Price \$475,000

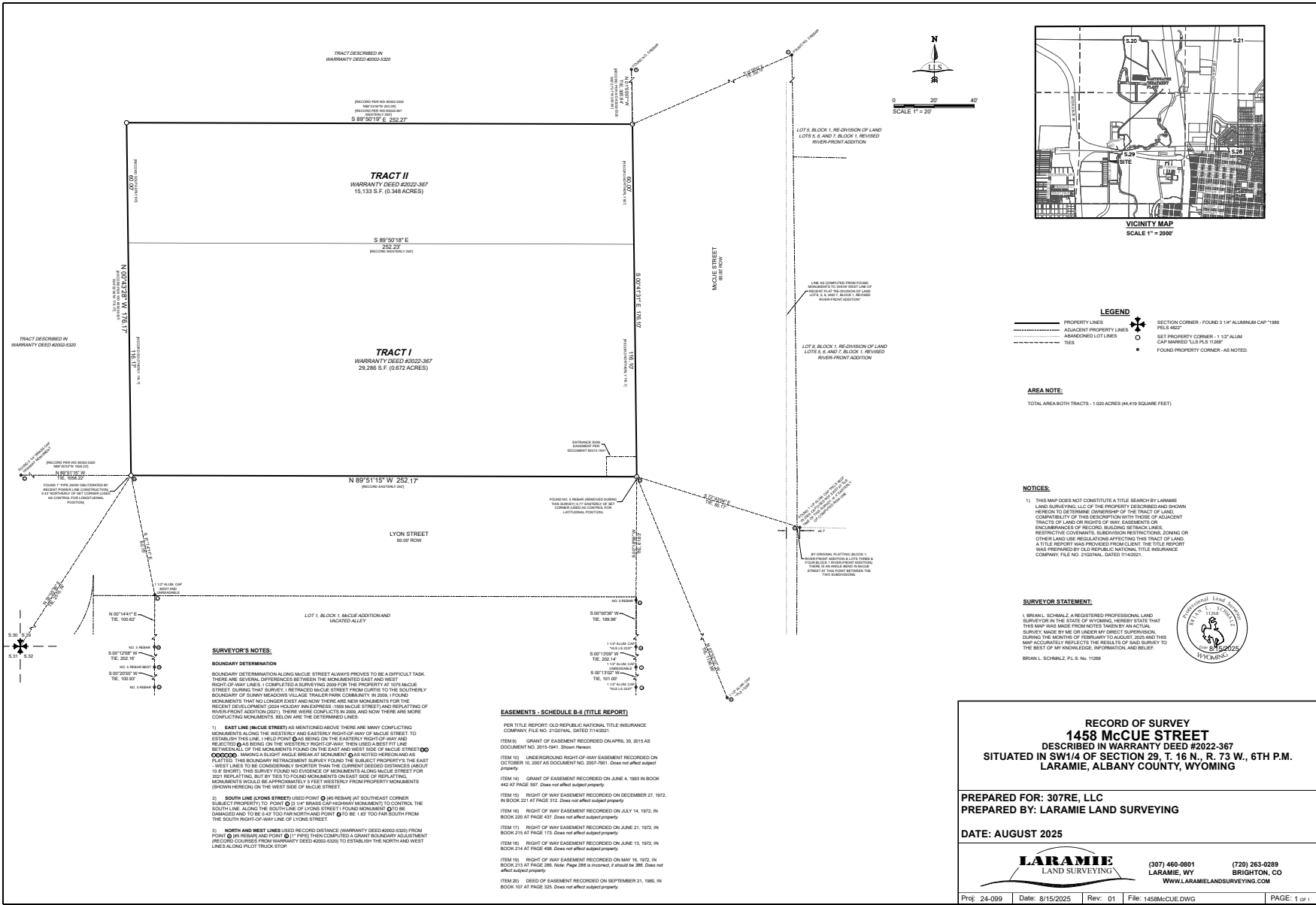
### EXISTING RESIDENTIAL RENTAL

- Immediate income during further entitlement and design period
- Leasable area 1664 SF
- 2 water & sewer taps
- Current rent \$1195 net of licensed property management fee

### CONTACT

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## Recent Recorded Land Survey



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