

## **EXCLUSIVE LISTING!**

4,193 Sq Ft Gas Station/ Convenience Store - \$4,600,000  
5700 Sky Pointe Drive, Las Vegas, NV 89130



**Mark Anthony Rua**  
**Brokers**

S.026655

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2855 St Rose Parkway, Suite 100, Henderson, NV 89052  
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*Property Highlights*

- Parcel # 125-27-410-007
- Zoned Town Center District –TC
- 4,193 Sq. Ft. Gas Station/ Store/ Restaurant
- Lot size 0.92 +/- Acres
- Year Built & Opened 2000
- Current Owner purchased in November 2012
- Two double-walled underground tanks- 20,000 gallons and 15,000 gallons
- Tenant- Hawaiian Barbecue –year to year lease, \$2,000 monthly/ increases to \$2,500 monthly in 2026 (no drive-thru), grease trap
- Hard liquor license
- 7 slot machines- 100% owner owned/ conveyed with the sale of property
- 12 fueling points/ no diesel
- About 30 parking spaces
- Nine years left on Sinclair contract
- 2025 Taxes \$14,810.08
- Town Homes by Lennar under construction next door!



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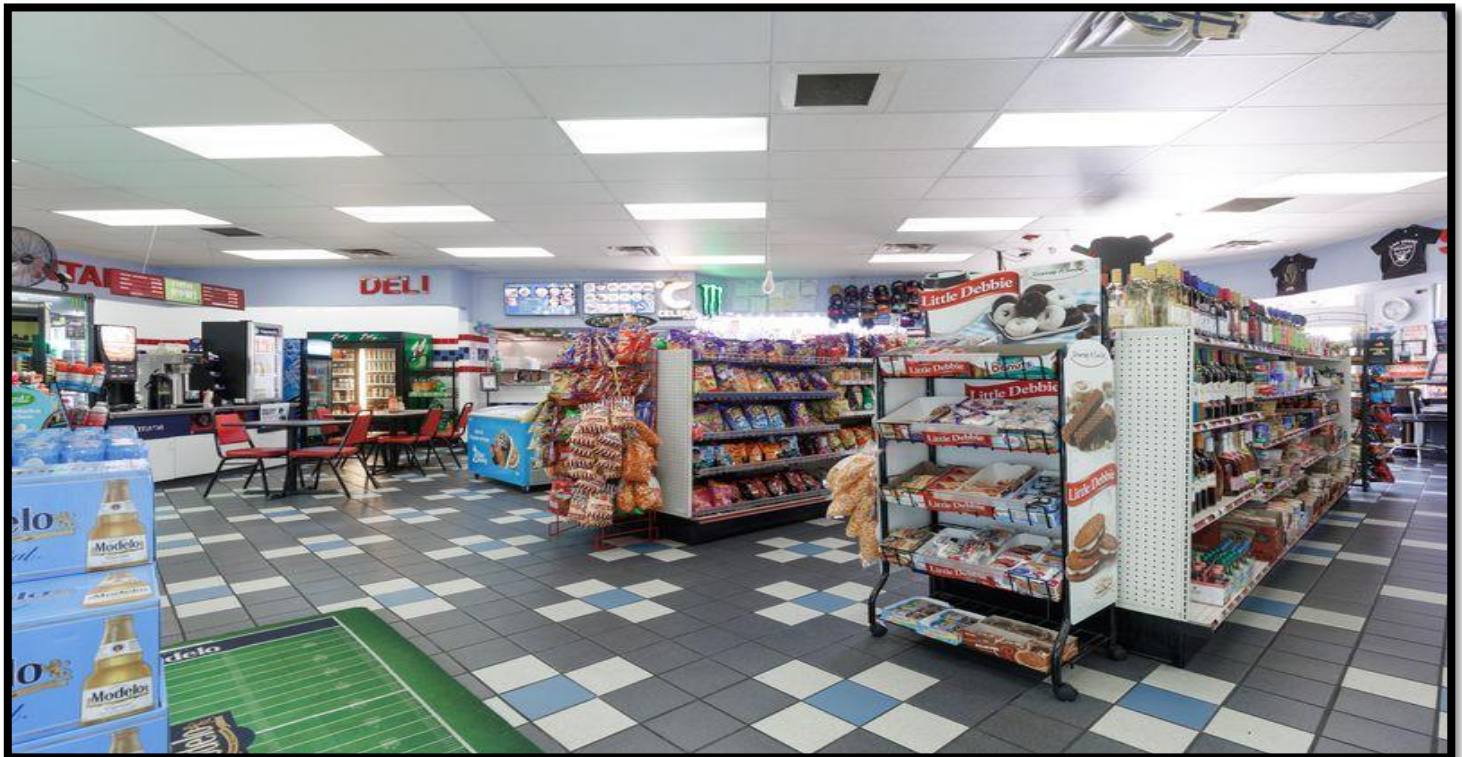
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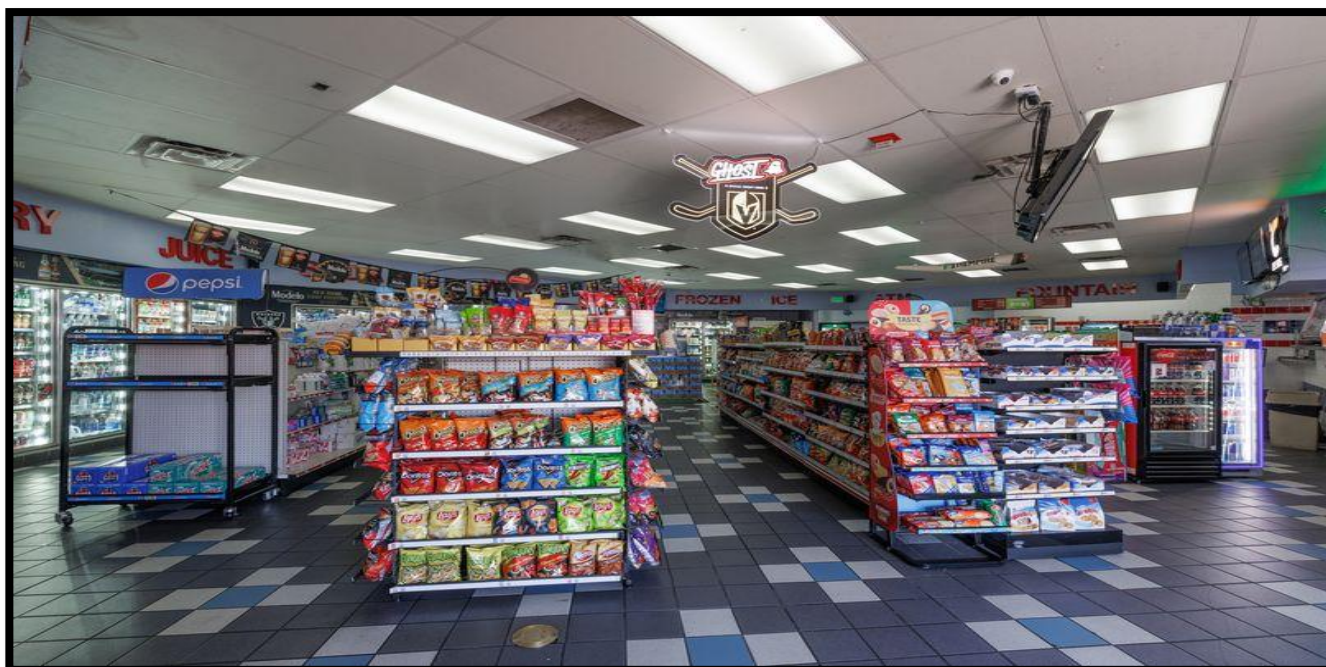
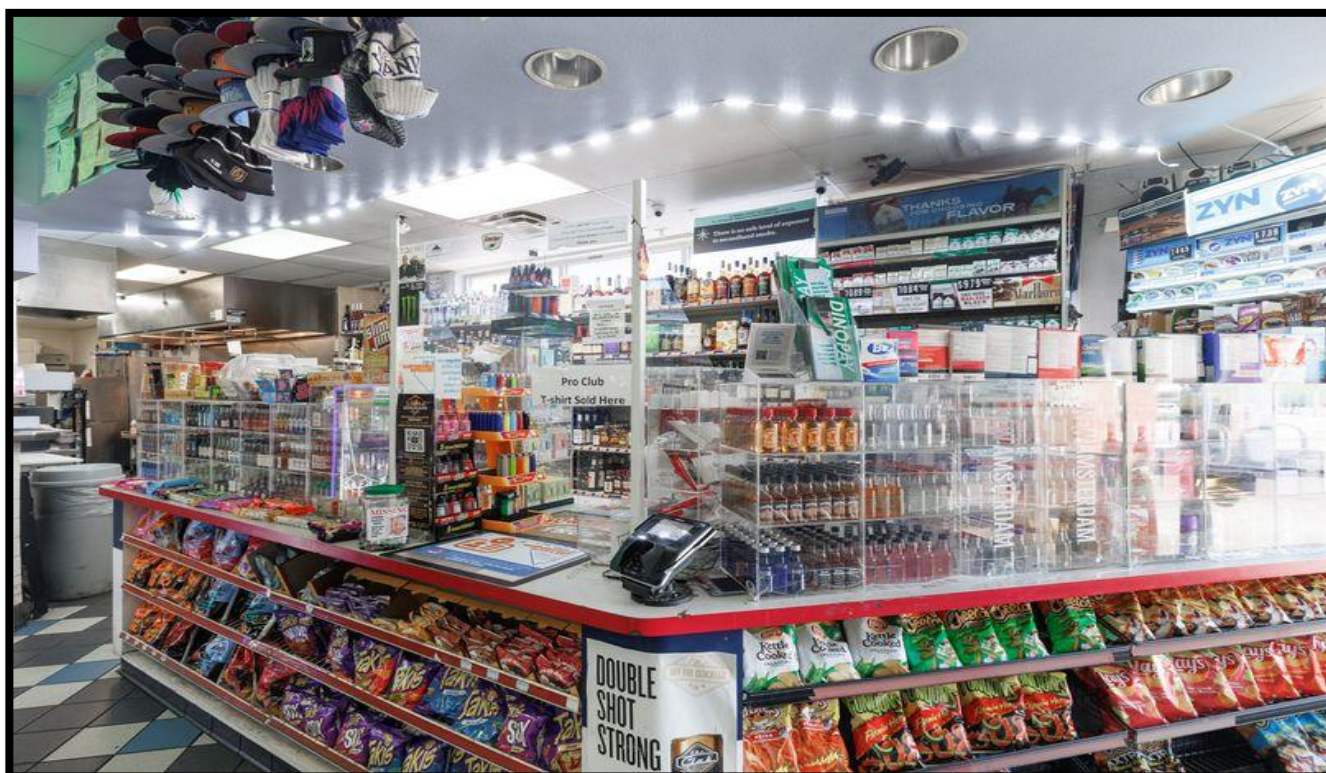
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# Interior



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# Hawaiian Restaurant



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# Slot area/ Kitchen



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