

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

Office: 702-992-7534
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2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com



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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
- Sale is for Real Estate Only/ Business will be sold per separate agreement with Seller.
- Current Owner purchased in November 2012
- Two double-walled underground tanks- 20,000 gallons and 15,000 gallons
- 12 fueling points/ no diesel
- About 30 parking spaces
- 2025 Taxes \$14,810.08
- Town Homes by Lennar under construction next door!



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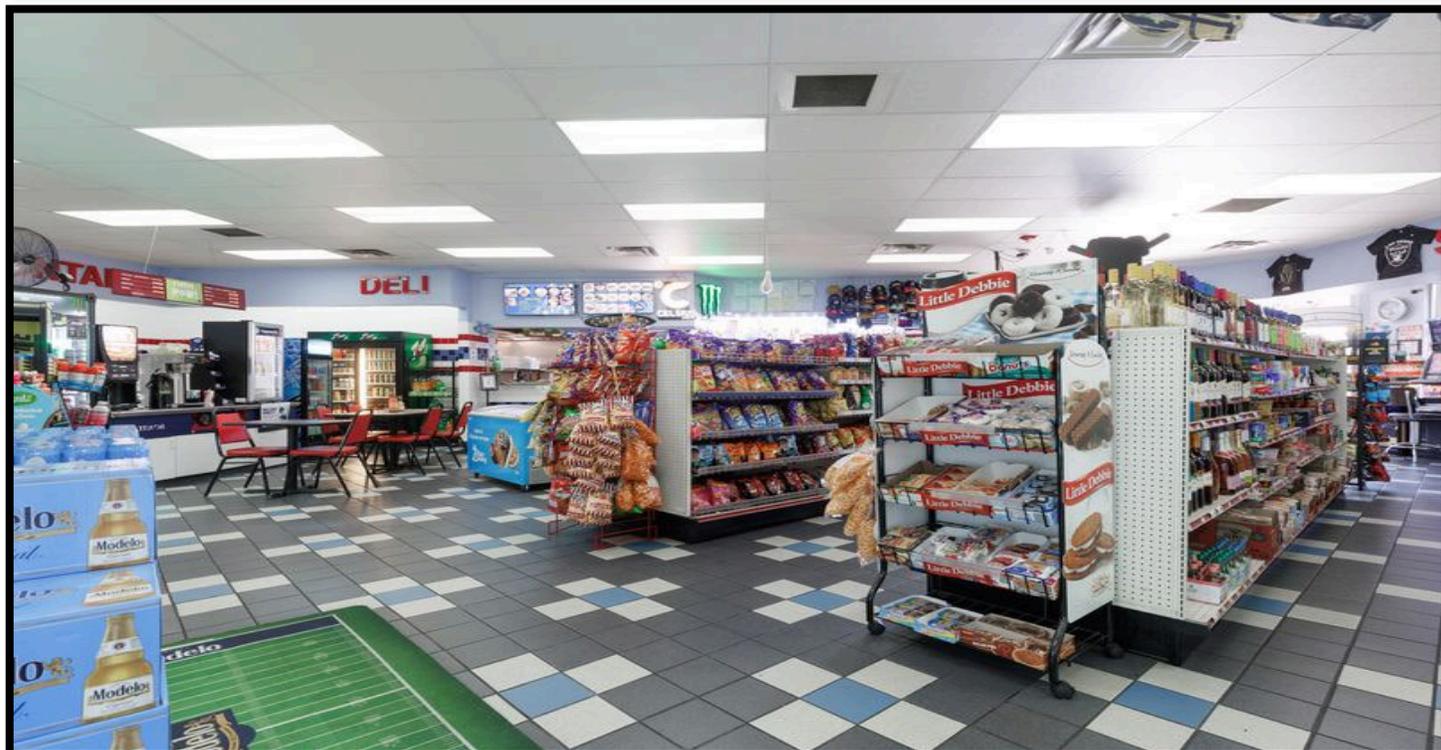
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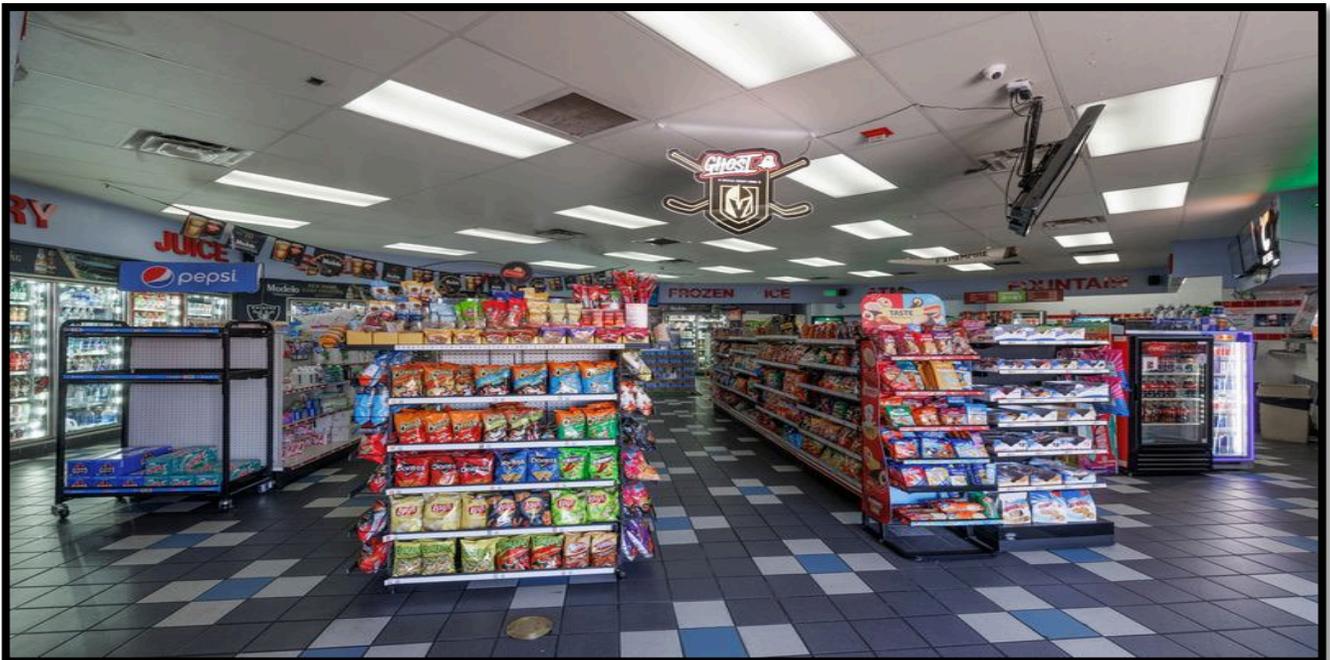
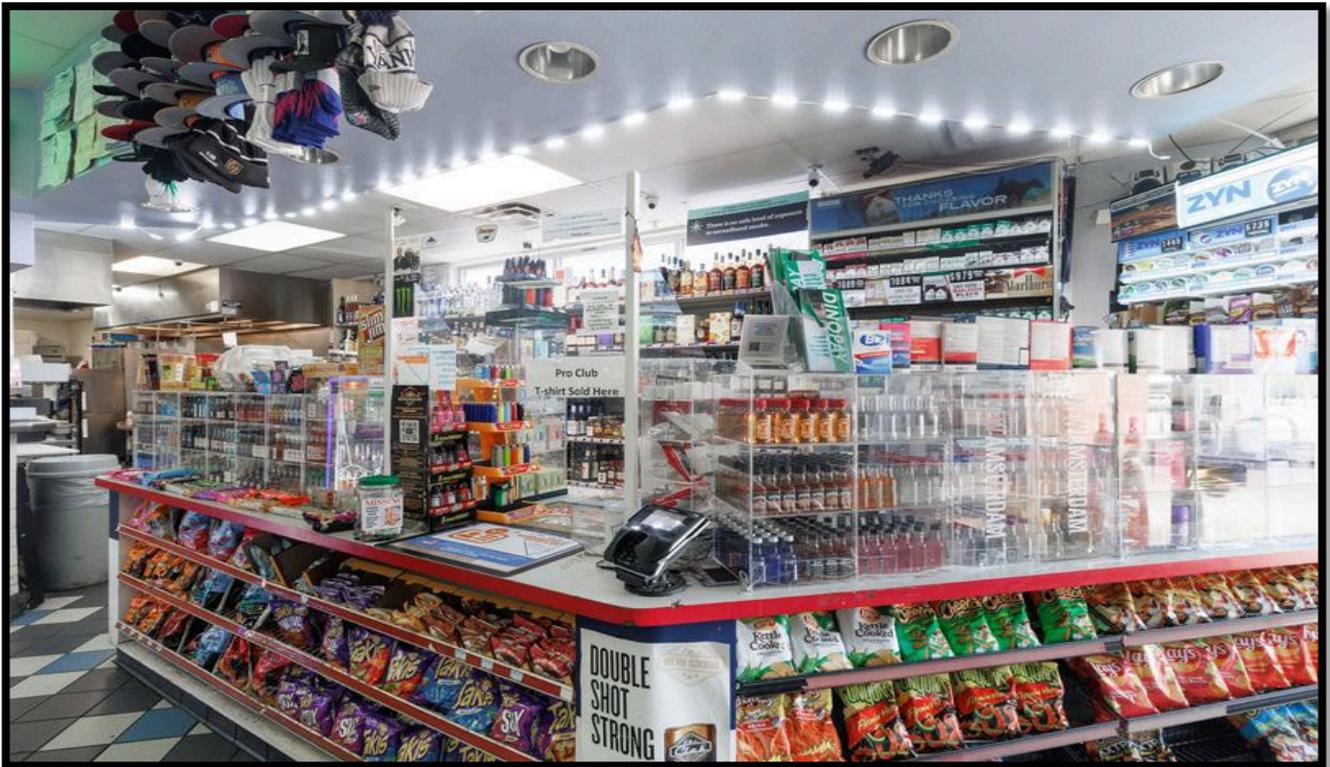
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Interior



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Hawaiian Restaurant



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Slot area/ Kitchen



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