



Arco Am/pm

4380 Spring Mountain Rd, Las Vegas, NV 89102



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Arco Am/pm

\$6,900,000

SALES / REVENUE 2025 - Spring Mtn location

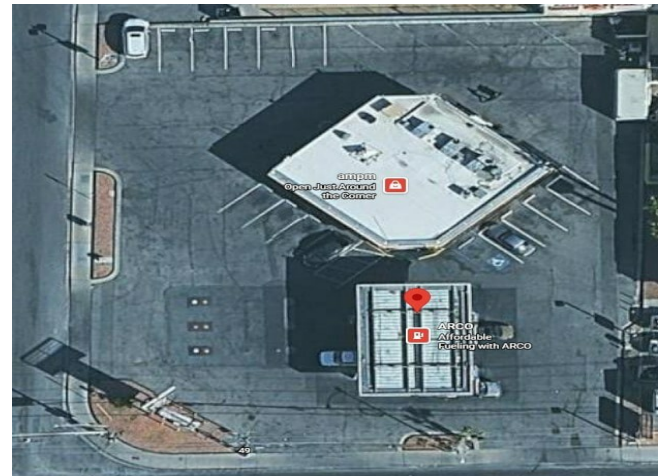
Arco am/pm Contract +/- 2035
 Fuel Volume +/- 1,624,496 Gallons/annual
 Fuel Margin +/- \$0.336
 Store Sales +/- \$1,086,416/annual
 Store Margin +/- 35.9%
 Gaming Revenue +/- \$68,424/annual
 Propane Revenue +/- \$41,274/annual
 Annual. Gross Profit +/- \$1,044,827

****Exclusively Listed and Presented By: Kamran Khosravi at Dara Realty Group****

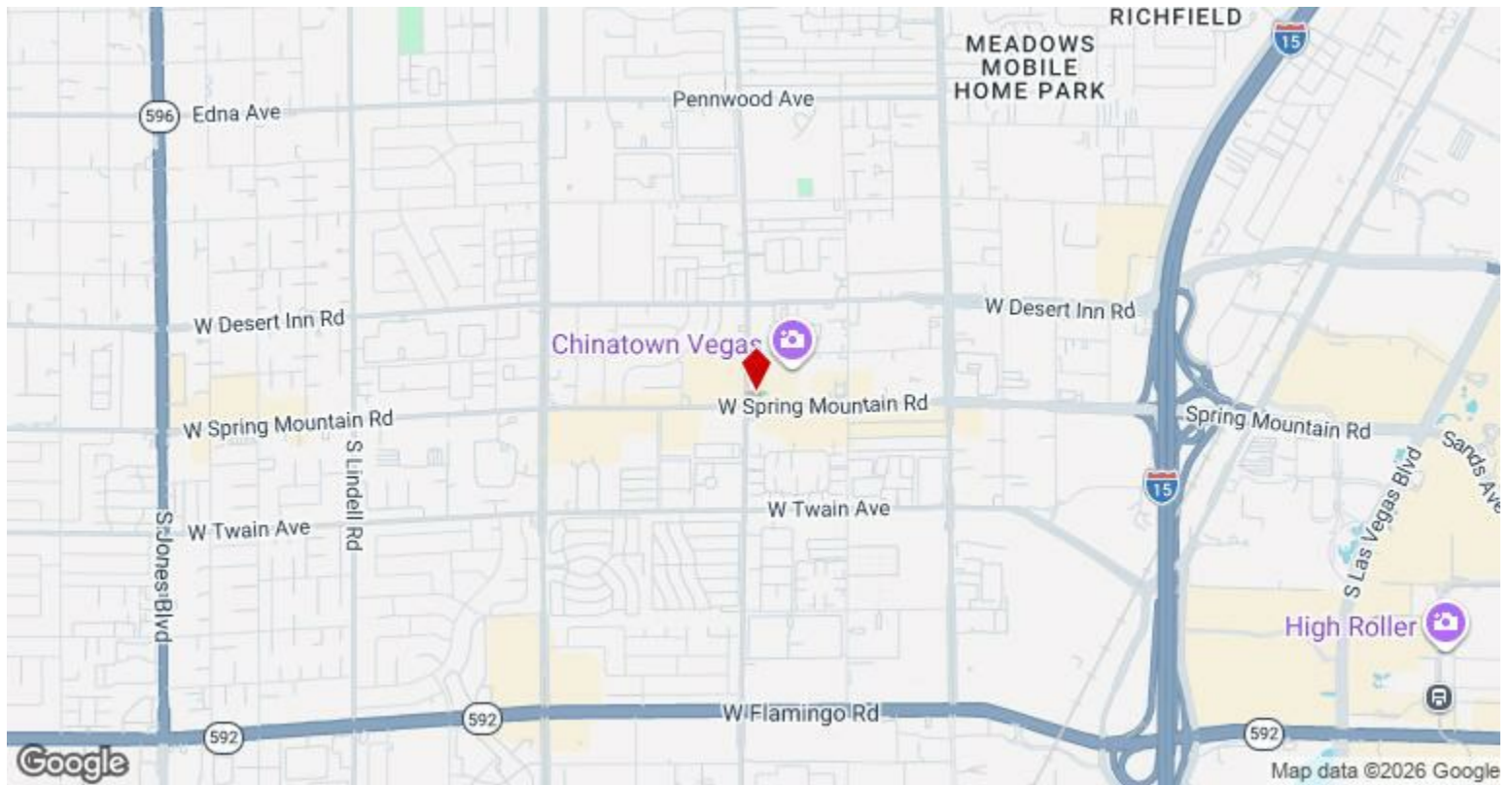
Offering a rare opportunity located in busy food and entertainment in the China Town area with many stores and shops, to acquire an ****ARCO-branded gas station with real estate in the highly desirable Las Vegas, Nevada market****. Strategically located with convenient...

- Traffic Light at corner of intersection
- Near lots of dining and store
- Buy the business and the land or buy the business and lease the land.

RD



Price:	\$6,900,000
Property Type:	Retail
Property Subtype:	Service Station
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.60 AC
Gross Building Area:	3,273 SF
Sale Conditions:	Bulk/Portfolio Sale
No. Stories:	1
Year Built:	1985
Tenancy:	Multi
Parking Ratio:	8.62/1,000 SF
Zoning Description:	C2, County
APN / Parcel ID:	162-18-504-001
Walk Score @:	87 (Very Walkable)



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Property Photos



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100_1096

Property Photos



spring mtn view2



100_1071

Property Photos

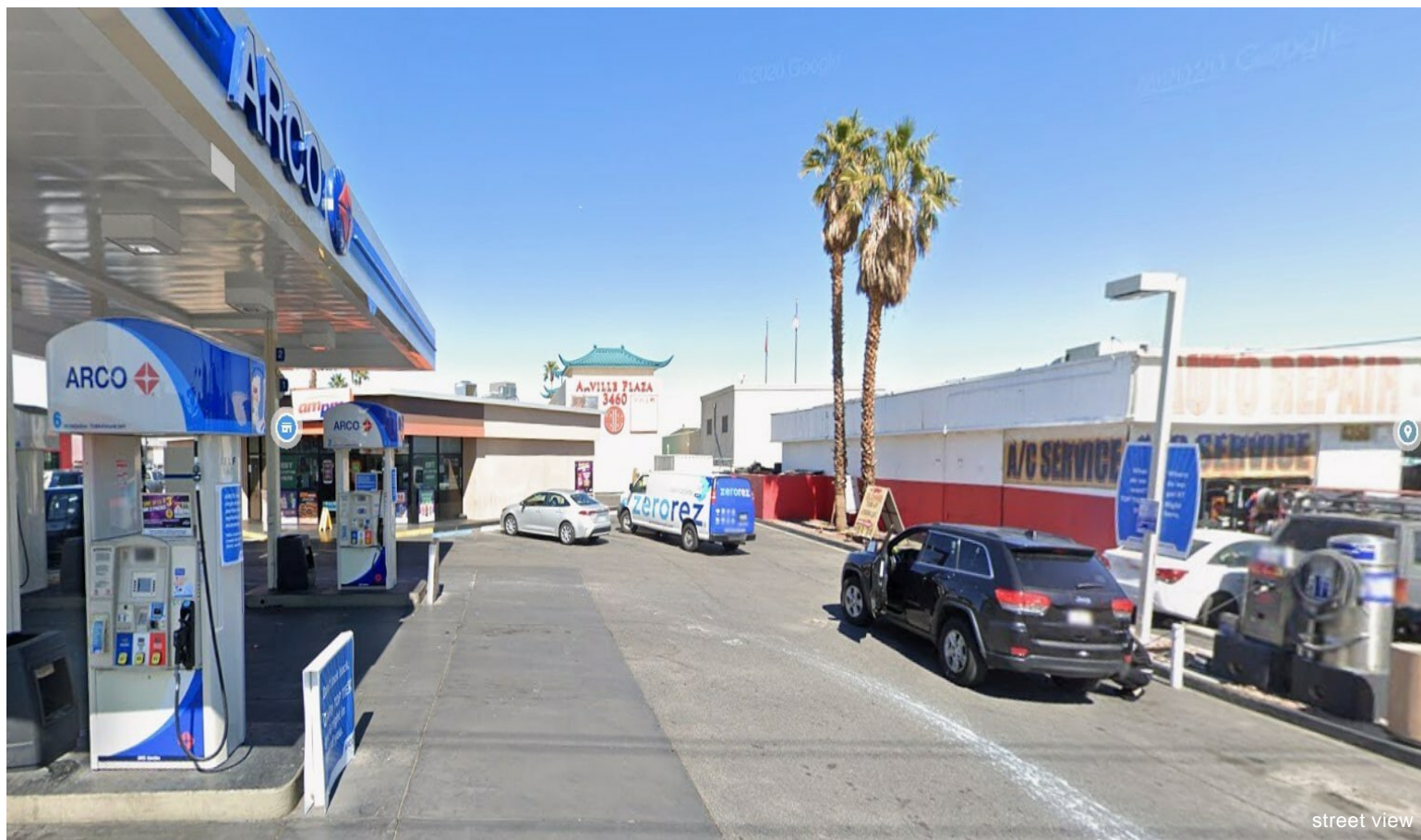


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Property Photos



street view



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Property Photos



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Property Photos



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Property Photos



Property Photos



Property Photos



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Property Photos



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