



2511 HWY. 161, NORTH LITTLE ROCK, AR | \$ 1,700,000



THE PROPERTY

2511 Highway 161
North Little Rock AR
Prothro Junction

Sales Price: \$1,700,000

*Legal: Lot 1, Strawns
Sub, Pulaski County, AR*

PROPERTY FEATURES

- | | |
|--------------------|-----------------------------------|
| • Property Type: | Convenience Store |
| • Building: | 1,728 +/- Sq. Ft. (54' w x 32' d) |
| • Year Built: | 1980 |
| • Year Remodeled: | 2023 |
| • Land: | 0.420 +/- Acres |
| • Fuel Pumps: | 3 |
| • Estimated Taxes: | \$5,641 |
| • Coolers: | 14 |
| • Exterior Walls: | Block, Brick & Glass |

2024 AVERAGE SALES

2024 Fuel: 85,000 gal per month

2024 Interior: \$60,000 per month

FUEL TANKS

- | | |
|-------------|------------|
| 1 - Regular | 10,000 gal |
| 2 - Regular | 10,000 gal |
| 3 - Premium | 4,000 ga |
| 4 - Diesel | 4,000 gal |

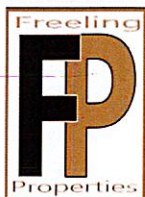


RICK FREELING, SIOR
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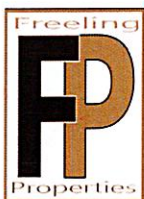
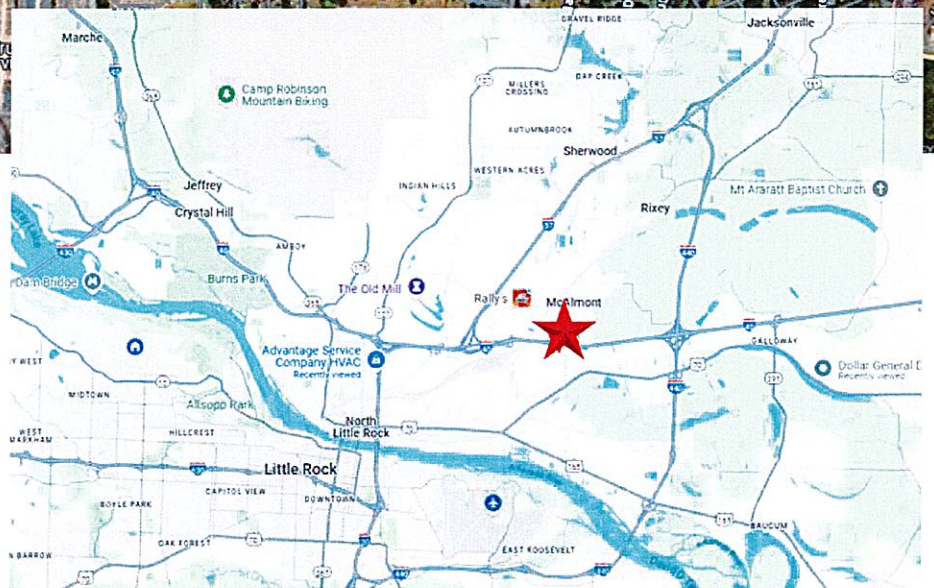


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