

Gas Station / C-Store For Sale

Laughlin Mobil

3020 Needles Highway

Laughlin, NV 89029

APN: 264-21-810-001



Demographics (2010 Est.)	1 Mile	3 Mile	5 Mile
Population	4,454	21,267	33,779
HH Income	\$45,746	\$39,735	\$39,127

SALES INFORMATION:

- \$2,300,000.00
- Acres: +/- 0.59
- Gas Station, C-Store with Beer/Wine & Gaming
- Building Size: +/- 4,152 S.F.
- Year Built: 1999
- MPD's: 4 MPD'S Under Canopy
- Gas: +/- 45,000 Gallons Per Month
- Gasoline Sales: +/- \$0.20 PM
- Retail Sales 2011: +/- \$100,000 Per Month
- Gaming: +/- \$4,200 Per Month (Space Lease)
- Fully Equip Restaurant included, former Subway \$250,000 was invested.
- Car wash is not operational the equipment needs to be replaced.
- Additional revenue can be made from upgrading existing car wash.

Traffic Count Est. 2010

Needles Hwy S. of Bruce Woodbury +/- 10,000 cars per day
Bruce Woodbury at Needles Hwy. +/- 8,300 cars per day



Amato Commercial Group

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Oblique Aerial of Station and Retail Center



View of Gaming Machines



View of Coolers and Wine/Beer racks



View of Cashiers Station



View of QSR, former Subway



View of QSR, seating area



ASSESSOR MAP

ASSESSOR'S PARCELS - CLARK CO., NV.
Michelle W. Shaffe - Assessor

264-21-8

S 2 SE 4

21

T32S R66E

Scale: 1" = 200'

Rev: 02/05/2011

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

LEGEND

- Parcel Boundary
- Sub Boundary
- Road Boundary
- Road Right of Way
- Match/Leader Line
- Historic Sub Boundary
- Section Line
- Condominium Unit
- Air Space PCL
- Right of Way PCL
- Subsurface PCL
- Historic PCL
- Lot Number
- Sub-Lot Number

Legend Values:

- 001 Parcel Number
- 100 Acreage
- 202 Parcel Sublot Number
- 300 Parcel Recording Number
- 400 Block Number
- 500 Lot Number
- 600 Sub-Lot Number

Scale: 1" = 200'

Revision: 02/05/2011

Section: S 2 SE 4

Township: T32S

Range: R66E

Map ID: 264-21-8

Assessor: Michelle W. Shaffe



TAX DIST 107