

# For Sale Business Opportunity

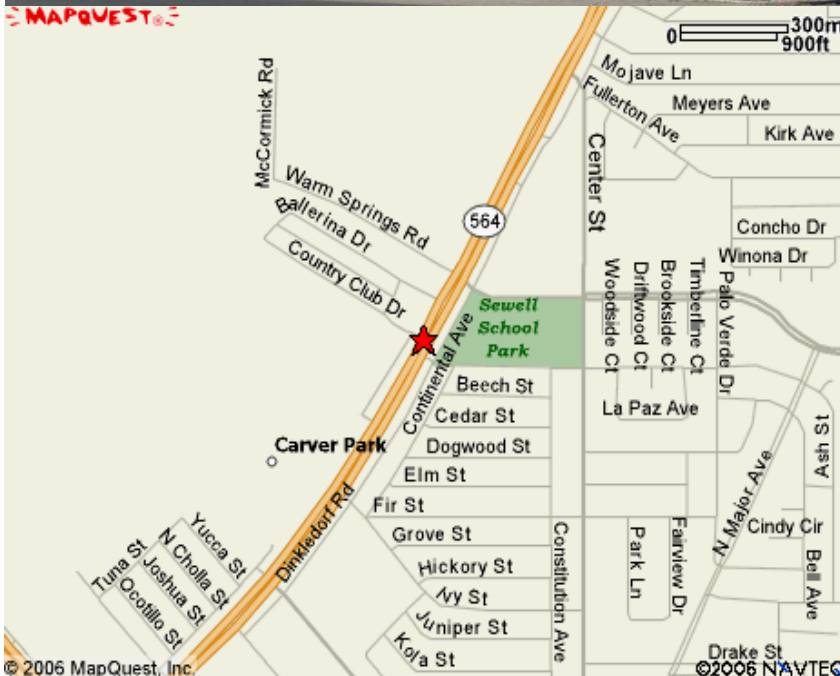
**Gas Station / Convenience Store**

**APN: 179-08-201-004**

**721 East Lake Mead Parkway**

**Henderson, NV 89015**

**Lake Mead Parkway & Country Club Drive**



## Sales Information:

- ◆ Sales Price: \$450,000.00
- ◆ Year Built: 1963
- ◆ Acres: +/- .41
- ◆ Building SF: +/- 2,500
- ◆ MPDs: 4
- ◆ C-Store Sales: \$78,000
- ◆ Gallons Per Month: 120,000
- ◆ Gaming Per Month: \$5,500
- ◆ Other Income: \$3,500
- ◆ Zoned: C-2
- ◆ Rent: \$6,500 Per Month plus Property Expenses
- ◆ Tanks were replaced in March/1997

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