

For Sale

City Express Gas Station C-Store

6050 Smoke Ranch Road
NEC Smoke Ranch & Jones
Las Vegas, NV 89108
APN: 138-13-401-002

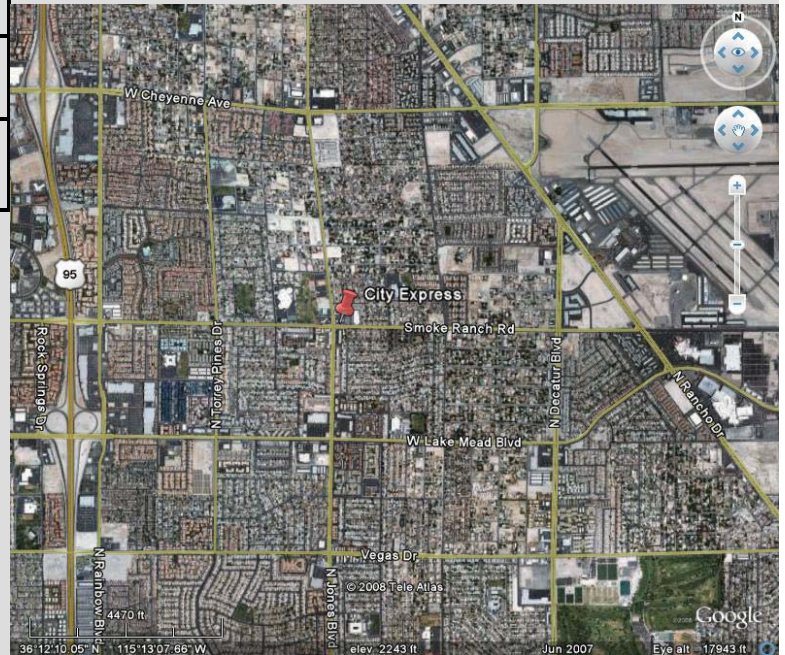


Demographics (2013 Est)	1 Mile	3 Mile	5 Mile
Population	29,041	210,030	502,692
HH Income	\$68,097	\$77,272	\$88,741

Estimated 2006 Traffic Count on Jones 17,500
Traffic Count on Smoke Ranch 15,100 per day

SALES INFORMATION:

- Sales Price: \$4,200,000.00
- Year Built: 1999
- Acres: +/- 0.86
- Building Size: +/- 3,965 sf
- Zoned: C-1
- MPD's: 4
- Seven (7) gaming machines
- Branded Sinclair
- Gasoline: +/- 90,000 Gallons @ \$ 0.06/gal
- C-Store Sales: +/- \$120,000 per month @ 27% GPM
- Gaming: +/- \$30,000 per month
- Misc. Revenue: +/- \$3,000 per month
- Gross Profit: +/- \$75,000 per month



Amato Commercial Group

For more information contact:

Tony Amato
Tony@amatocg.com
[702.796.6515](tel:702.796.6515)

4535 W. Russell Rd.

Suite 14

Las Vegas, Nevada 89118

702.796.6515 Office

702.796.6519 Fax