

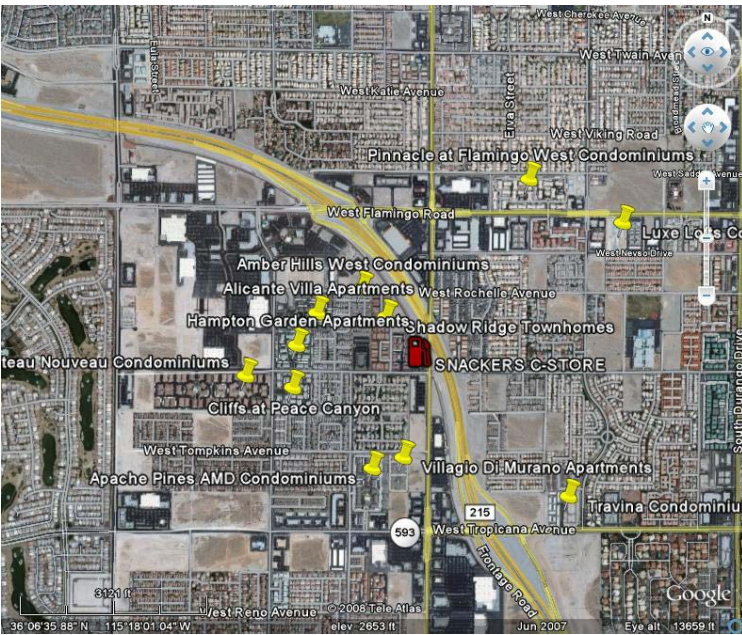
Gas Station / C-Store with Car Wash For Sale

9430 Peace Way

Las Vegas, NV 89147

APN: 163-19-603-004

SUMMERLIN AREA!



Demographics (2004 Est.)	1 Mile	3 Mile	5 Mile
Population	21,195	149,468	317,020
HH Income	\$113,572	\$104,694	\$101,552

SALES INFORMATION:

- \$2,900,000.00
- Acres: +/- .97
- Gas Station, C-Store and Car Wash
- Building Size: +/- 4,500 S.F. including 500 S.F. storage, plus a +/- 1,200 S.F. Car Wash
- Year Built: 2002
- MPD's: 4 MPD'S Under Canopy
- Gasoline Tanks: Two (2) 15,000 Gallons UST
- Gas: 45,000 Gallons/Month
- C-Store: \$ 71,000 per month
- Gaming: \$ 13,500 per month
- Car Wash: \$ 4,000 per month
- Other Income: \$ 2,000 per month



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