



Arco AM/PM

4605 E Flamingo Rd, Las Vegas, NV 89121



Kamran Khosravi

Dara Realty Group
8084 W Sahara Ave, Las Vegas, NV 89117
kamran@khosravi.com
(949) 633-4156



Arco AM/PM

\$6,490,000

Exclusively Listed and Presented by: Kamran Khosravi
at Dara Realty Group

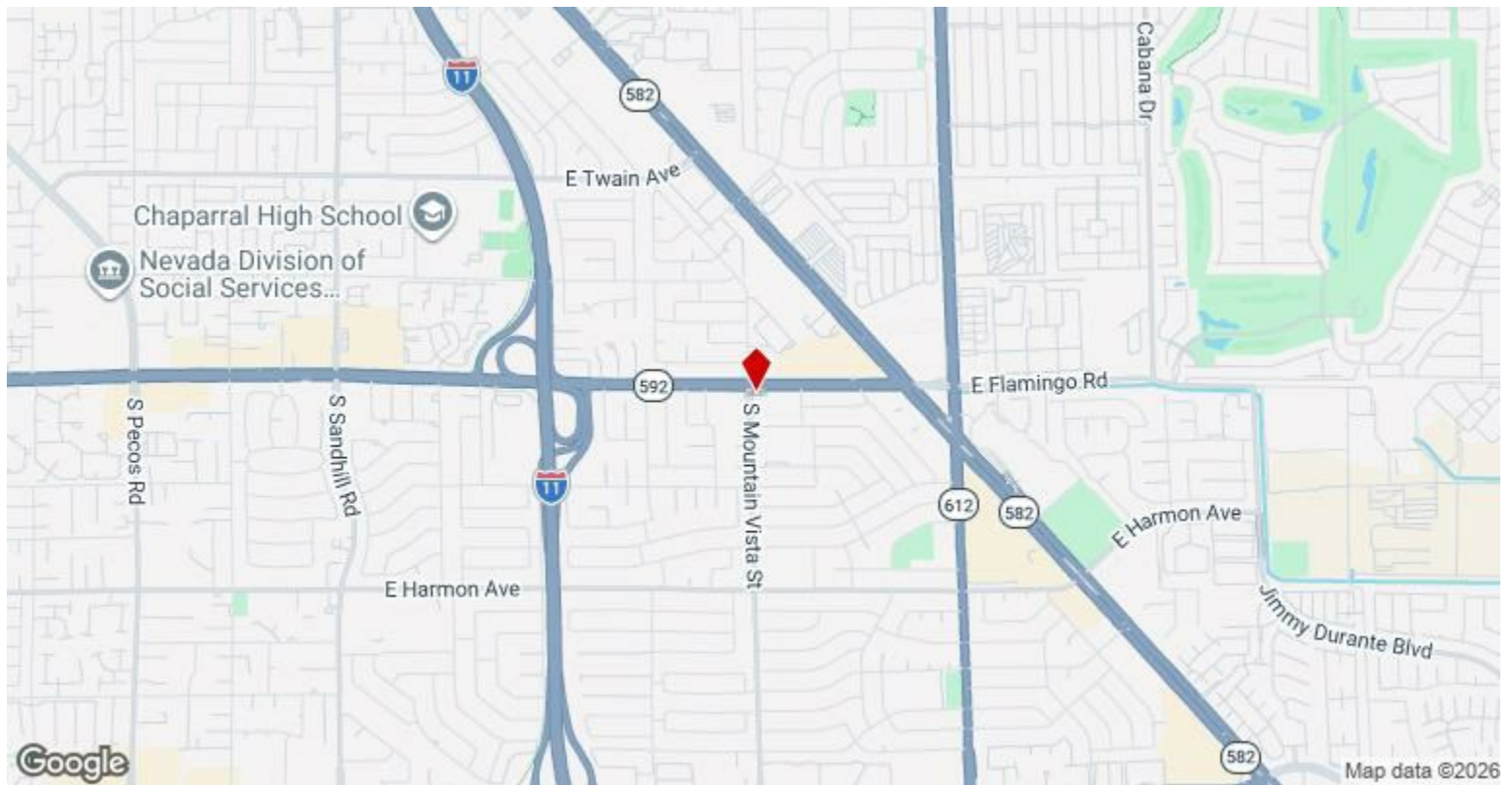
SALES / REVENUE 2025 - Mtn Vista - Flamingo

Arco am/pm Contract +/- 2035
 Fuel Volume +/- 1,098,214 Gallons/annual
 Fuel Margin +/- \$0.264
 Store Sales +/- \$956,053/annual
 Store Margin +/- 35.19%
 Gaming Revenue +/- \$125,279/annual
 Propane Revenue +/- \$38,400/annual
 Annual Gross Profit +/- \$789,583

- Major cross street section lines and traffic signal light
- Buy the business and the land or buy the business and lease the land.
- Annual Income reports available.



Price:	\$6,490,000
Property Type:	Retail
Property Subtype:	Convenience Store
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.52 AC
Gross Building Area:	3,391 SF
Sale Conditions:	Bulk/Portfolio Sale
No. Stories:	1
Year Built:	1985
Tenancy:	Multi
Parking Ratio:	8.01/1,000 SF
Zoning Description:	C-2, County
APN / Parcel ID:	161-20-501-001
Walk Score ®:	72 (Very Walkable)



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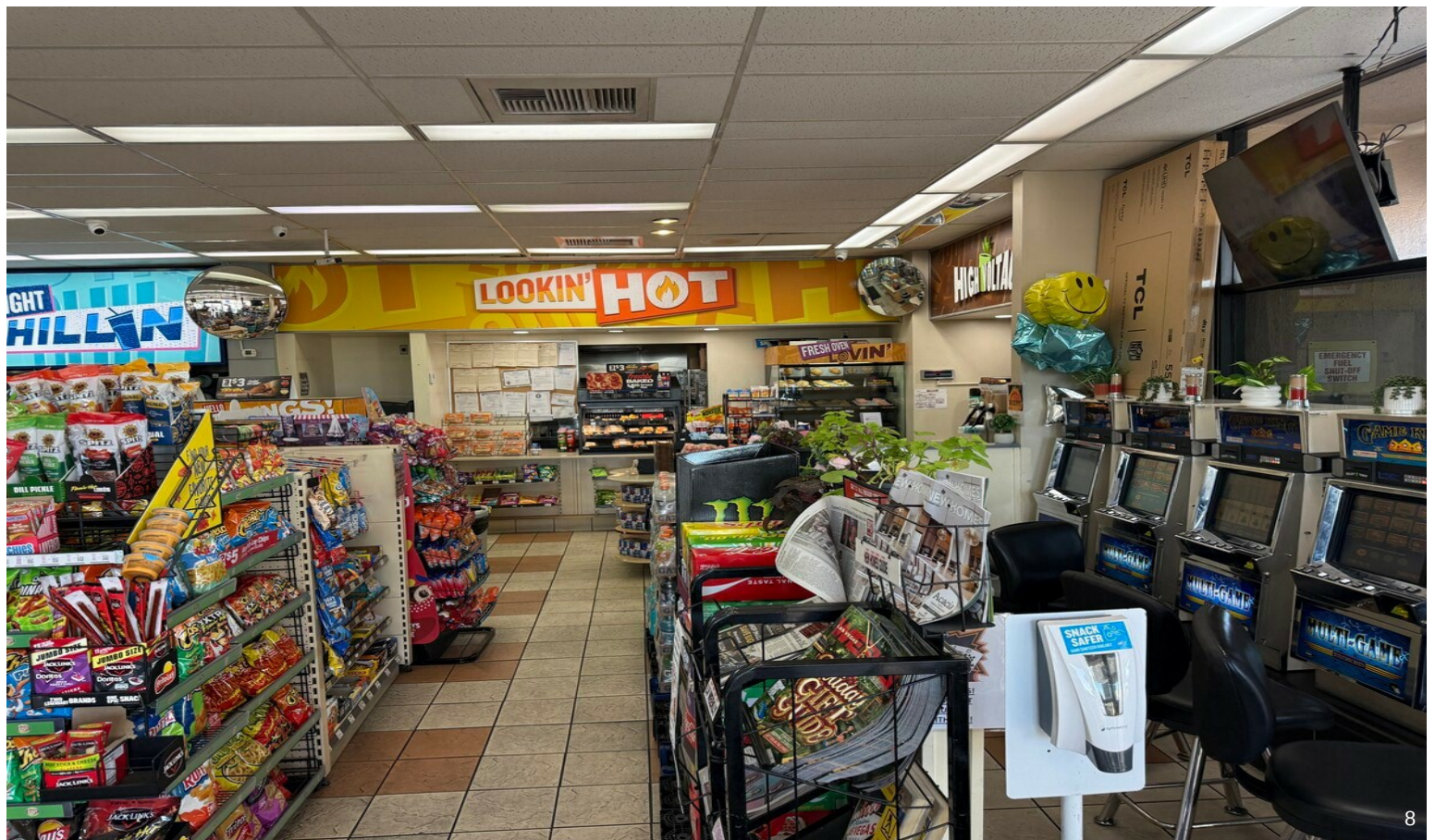
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Property Photos



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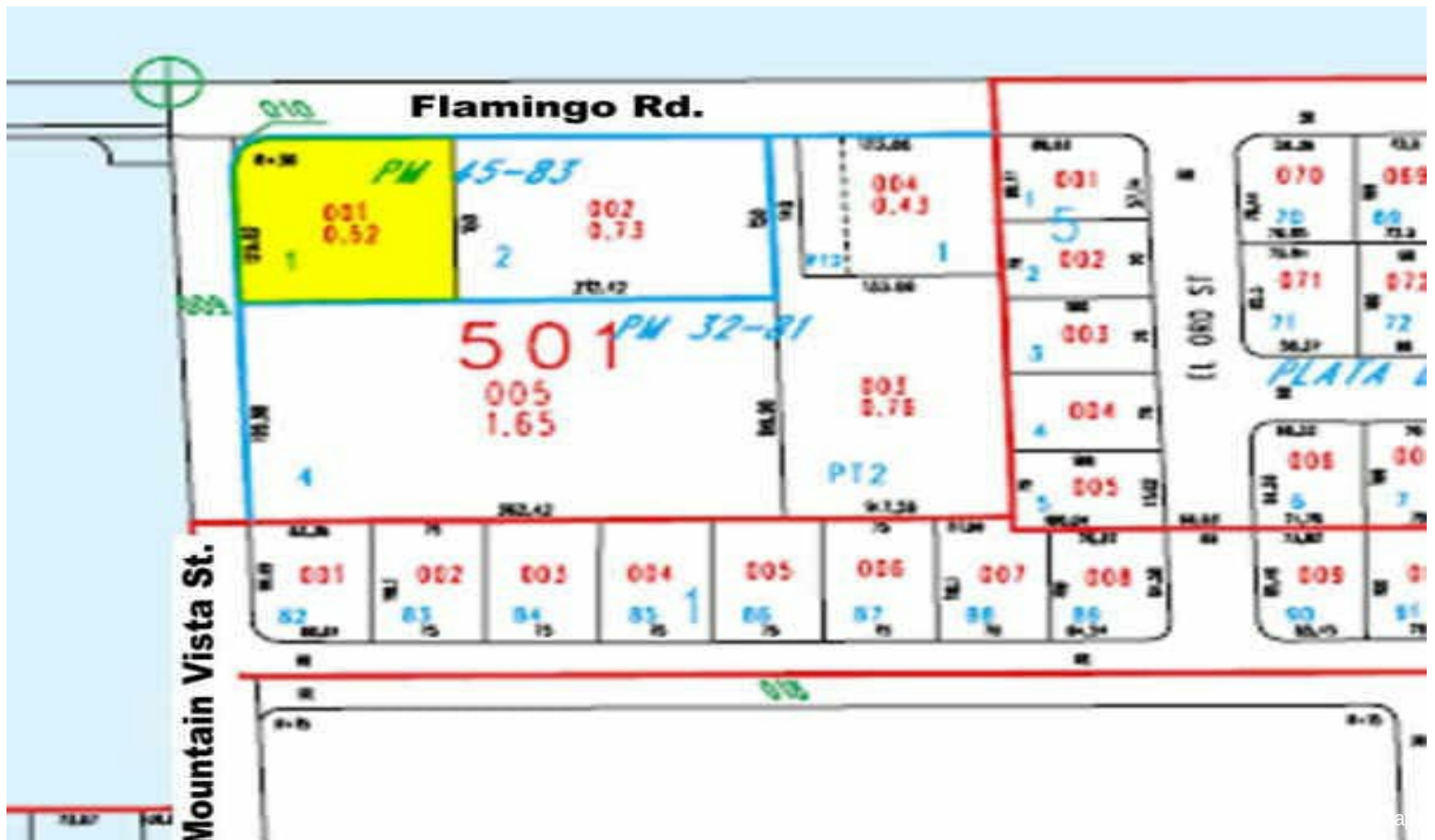
Property Photos



Property Photos



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