

REDEVELOPMENT
OPPORTUNITY

S. VIRGINIA STREET

RENO, NEVADA

SALE PRICE REDUCTION

CBRE

FOR SALE / FOR LEASE

PROPERTY OVERVIEW



ADDRESS

1251 S Virginia Street
Reno, Nevada 89502



MARKET/SUBMARKET

Midtown



SQUARE FOOTAGE

$\pm 17,600$ SF



LOT SIZE

± 0.851 Acres



YEAR BUILT

1939



OCCUPANCY

00%



Exciting redevelopment opportunity in the heart of the Midtown district. 1251 S Virginia Street consists of 17,600 square feet on a 0.85 acre of land on a hard corner with excellent visibility to high traffic counts on South Virginia Street. The property is surrounded by an impressive assortment of the best restaurants and bars in Reno.

Significant multifamily development in the area has and continues to add residential and commercial space to this submarket. Recent street improvements to this district have expanded sidewalks making it an ideal urban environment for walkability to restaurants and retail in the area. This 17,600 square foot building provides a unique opportunity to secure a large block of commercial space in the most sought after submarket in Northern Nevada with opportunity to redevelop the building in a multi-tenant project or build new. The MU-MC zoning allows for a wide variety of uses.



SALE PRICE

\$3,850,000



LEASE RATE

Negotiable



YEAR BUILT

1939



FOR SALE / FOR LEASE

Located in the midtown district known for its urban charm and walkable streets; funky fashions, antiques, arts, music, entertainment, fresh local eats and bars.

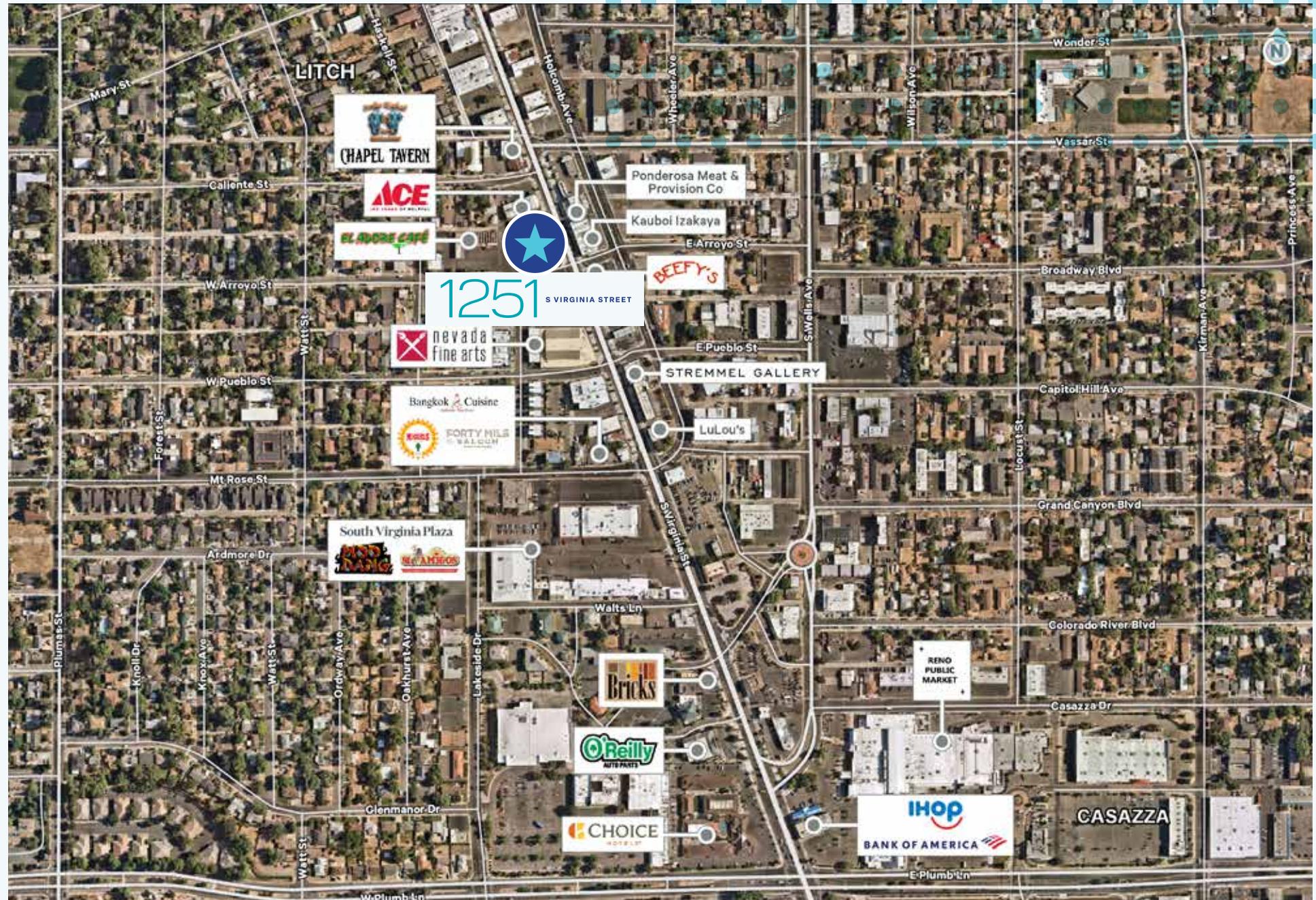


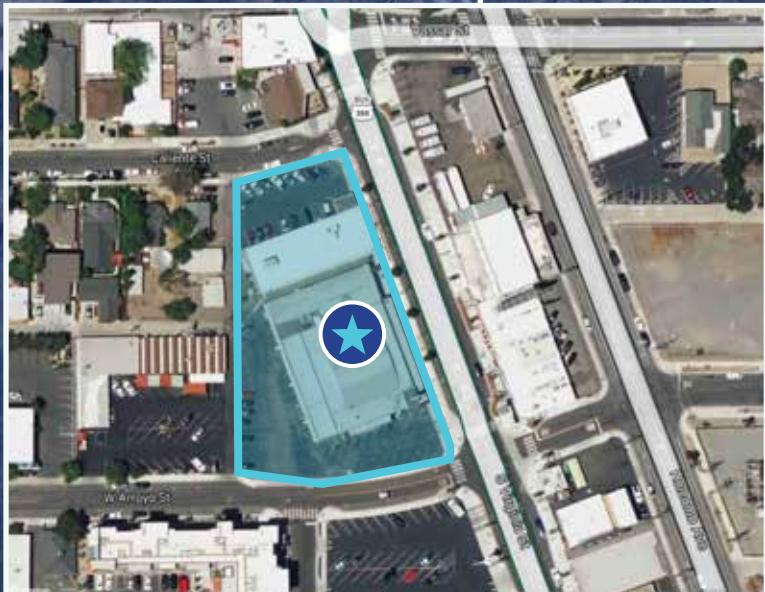
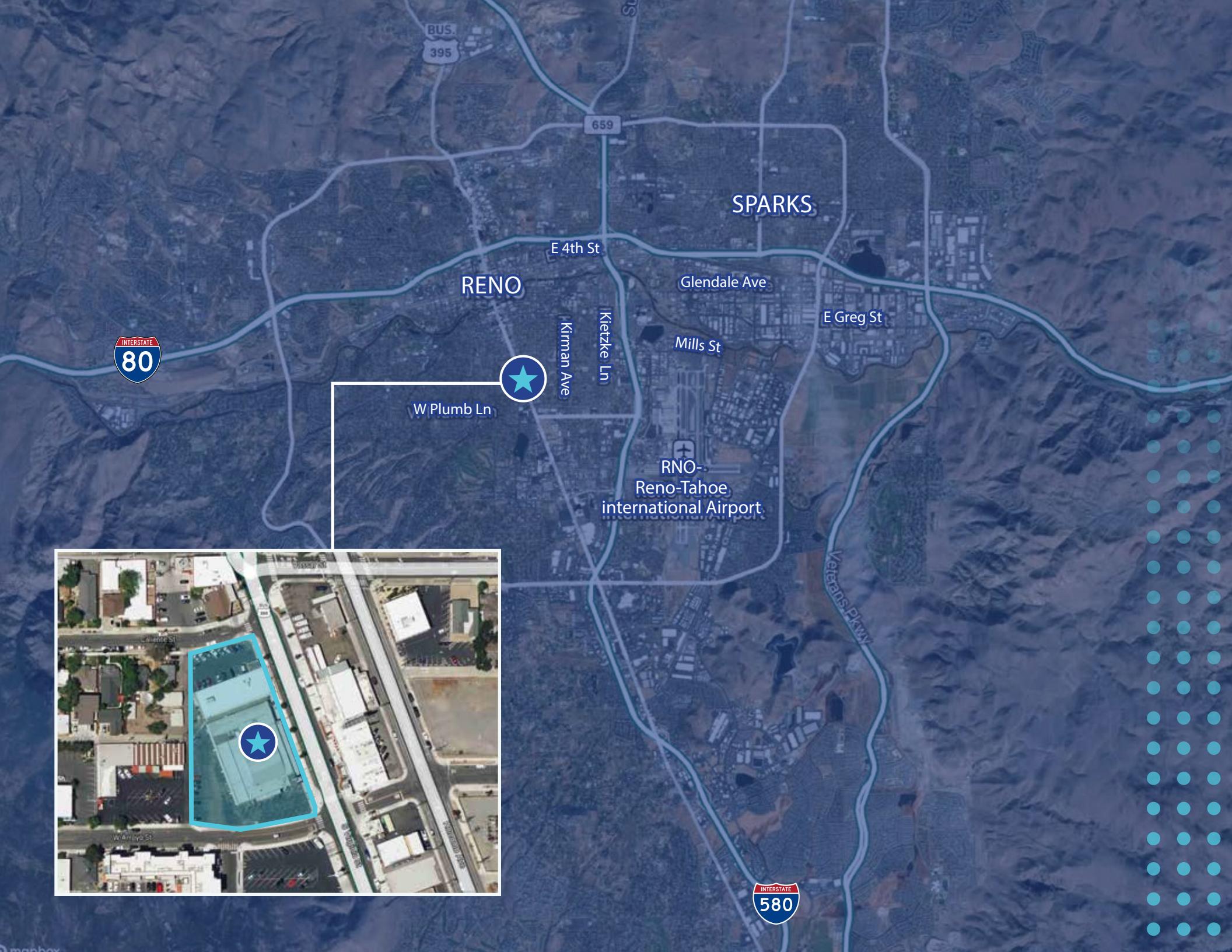
- Purchase Price – \$3,850,000
- Lease Rate Negotiable
- 17,600 SF Free Standing Building
- 37,070 SF Lot Area
- MU-MC Zoning – Mixed Use Midtown Commercial
- APN 014-125-14
- Built 1939
- Situated along heavily traveled South Virginia Street





AMENITY MAP







CONTACTS

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