

# 900

Alpine St

West Wendover, NV 89883

**RETAIL  
FOR SALE**



**DOMINIC BRUNETTI, CCIM**

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**Sale Price** | \$1,067,000

**NOI Y1** | \$62,784

**Cap Rate Y1** | 7%

**Building Size** | 2,490 gross SF

**Parcel Size** | .70 AC

**Zoning** | C-1

General Commercial - Retail

**APN** | 010-701-019

**Sale Type** | Seller Leaseback

**Lease Type** | NNN

**Lease Rate** | \$2.50/sf/mos

**Lease Term** | Negotiable

## ABOUT THE PROPERTY

- Located on the Nevada side of the border.
- Popular Destination for Utah and NE Nevada Residents.
- Single lane drive thru.
- Year Built: 2005.

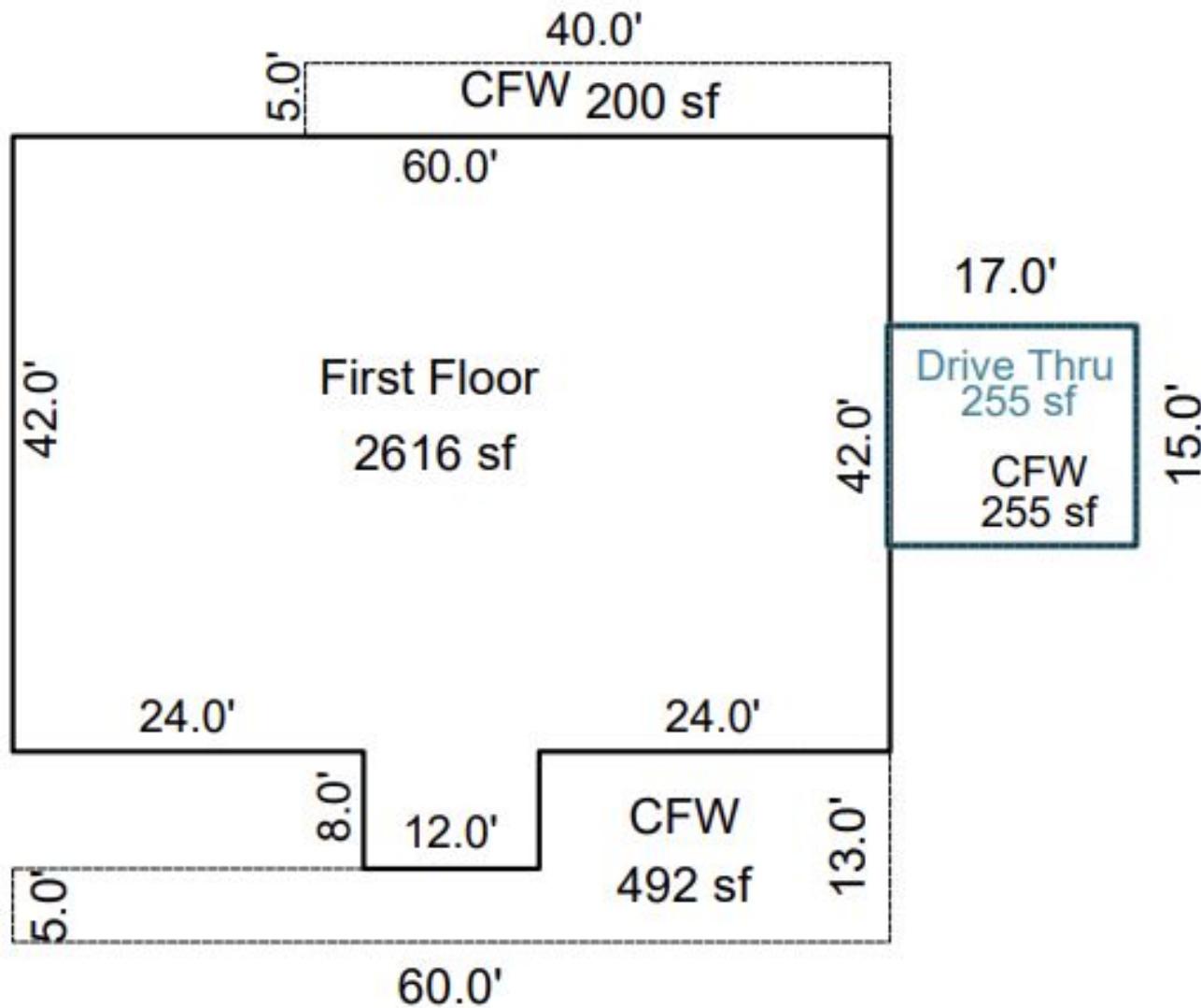


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FLOOR PLAN



**900**

**Alpine St**

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**PARCEL MAP**

**PLATEAU WAY**

**ALPINE WAY**

**N**

## AREA MAP





DCG

# TENANT PROFILE



## GREATER NEVADA CREDIT UNION

Greater Nevada Credit Union (GNCU) is a member-owned financial cooperative focused on enhancing the financial well-being of its members and Nevada communities. It offers a wide range of financial services, including personal and business banking, loans, and investment services. GNCU also emphasizes community impact and financial education.

## COMPANY PROFILE

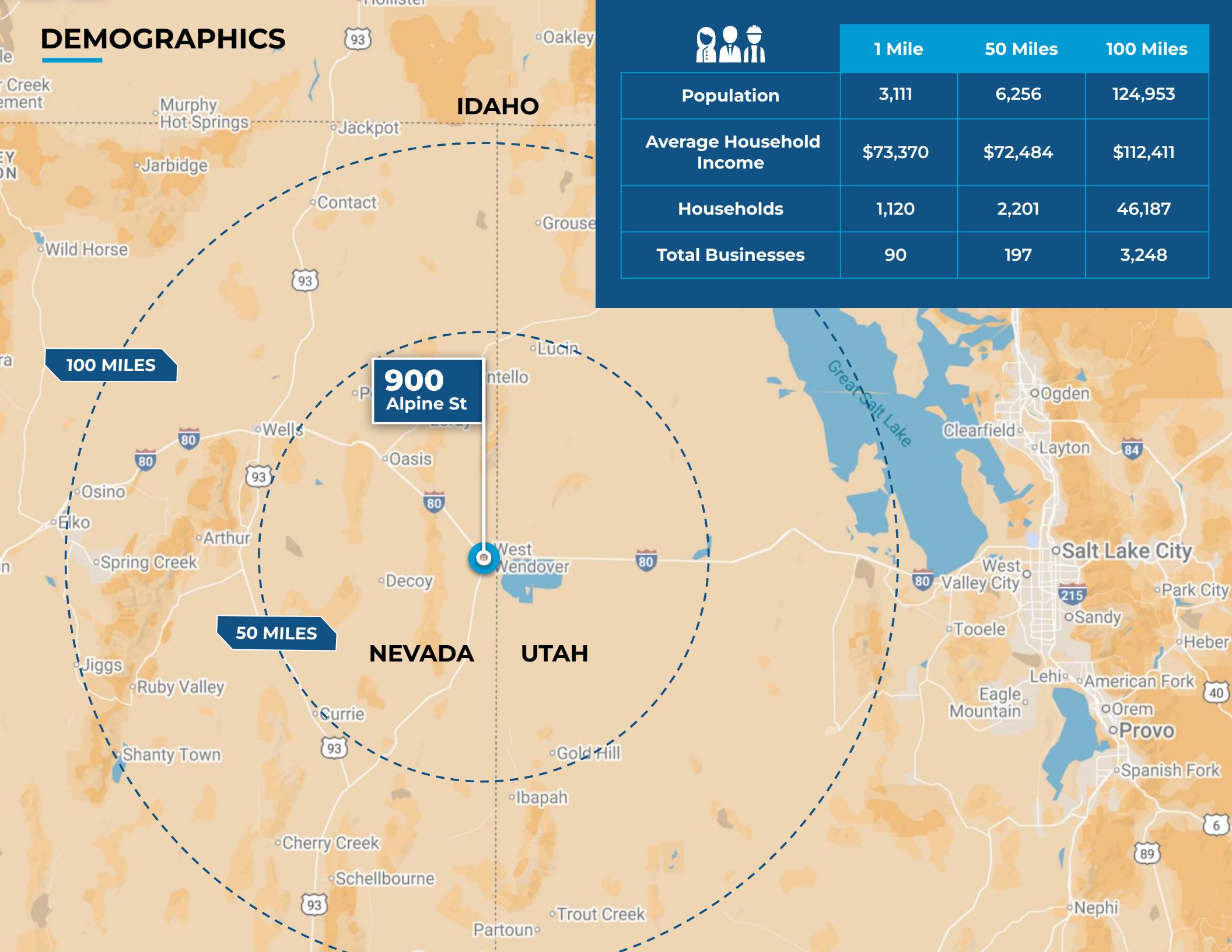
Private Company: **Greater Nevada Credit Union**

Co. Headquarters: **Carson City, NV**

No. of Locations: **15**



# DEMOCRAPHICS



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