



Colliers



Carson City, NV

2530 Empire Ranch Road For Sale

\$799,000

Sale Price

±1,710

SF Office

30

Self Storage Units

008-292-19

APN

GC

Zoning

For more information, contact:

Steve Kucera, SIOR, CCIM
Vice Chair
+1 775 823 4665
Steve.Kucera@colliers.com
NV Lic. S.0172550

Makenna Backstrom
Senior Associate
+1 775 823 6622
Makenna.Backstrom@colliers.com
NV Lic S.0194236



Investment Summary

This self-storage investment opportunity is in Northern NV between the greater Carson City and Reno metro area. Empire Ranch Storage enjoys a prime location directly off Highway 50 and 580 in central Carson City, NV. Empire Ranch offers exclusive drive-up units, and office space for rent. Empire Ranch has major upside in income, with large upside in value for an investor or owner. This will be a great passive income property for multiple types of investors and stabilizing into a mature self-storage investment. With a total of 30 self-storage units, and 4 private office units this property makes a great income producing asset.

Investment Highlights

- Owner managed facility with upside in Carson City
- Total 4 office suites – 1,710 SF
- Total 30 storage units – with attractive size ranges offering a great mix of storage options.
- Potential to add fenced yard space
- Prime location in Carson City, with corner lot visibility
- 0.34 Acres total

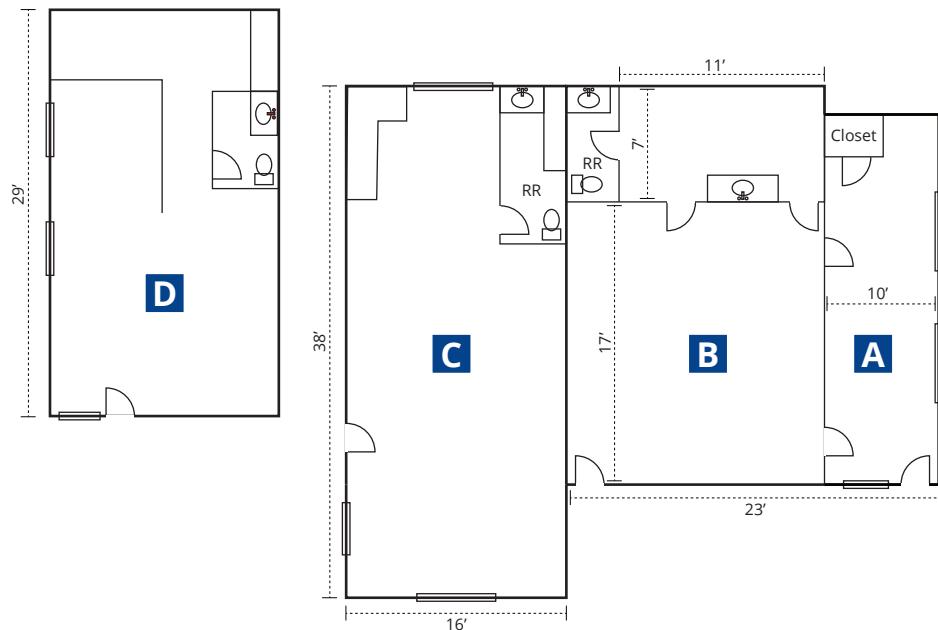
Sale Price: \$799,000

Unit Mix

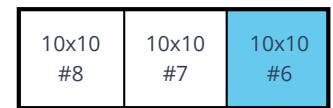
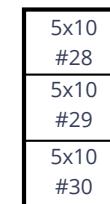
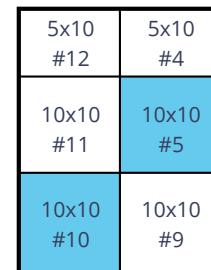
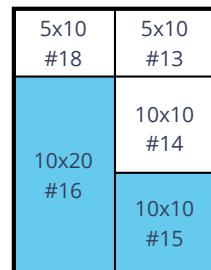
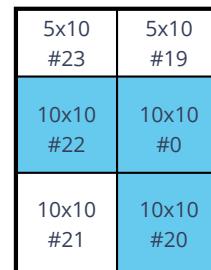
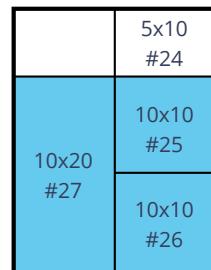
Unit Mix	# of Units	SF	Rate	Potential Total/Mo
Indoor Units				
10 x 10	17	1,700	\$115	\$1,955
10 x 20	2	400	\$185	\$370
10 x 5	11	550	\$85	\$935
Office Units				
10 x 21	1	210	\$900	\$900
13 x 24	1	312	\$1,700	\$1,700
16 x 38	1	608	\$2,175	\$2,175
20 x 29	1	580	\$2,175	\$2,175
Indoor	30	2,650		\$3,260
Office	4	1,710		\$6,950
Totals	34	4,360		\$10,210

Gross Potential Annual Rents >>> \$122,520

Office Units



Leased



Projected Income

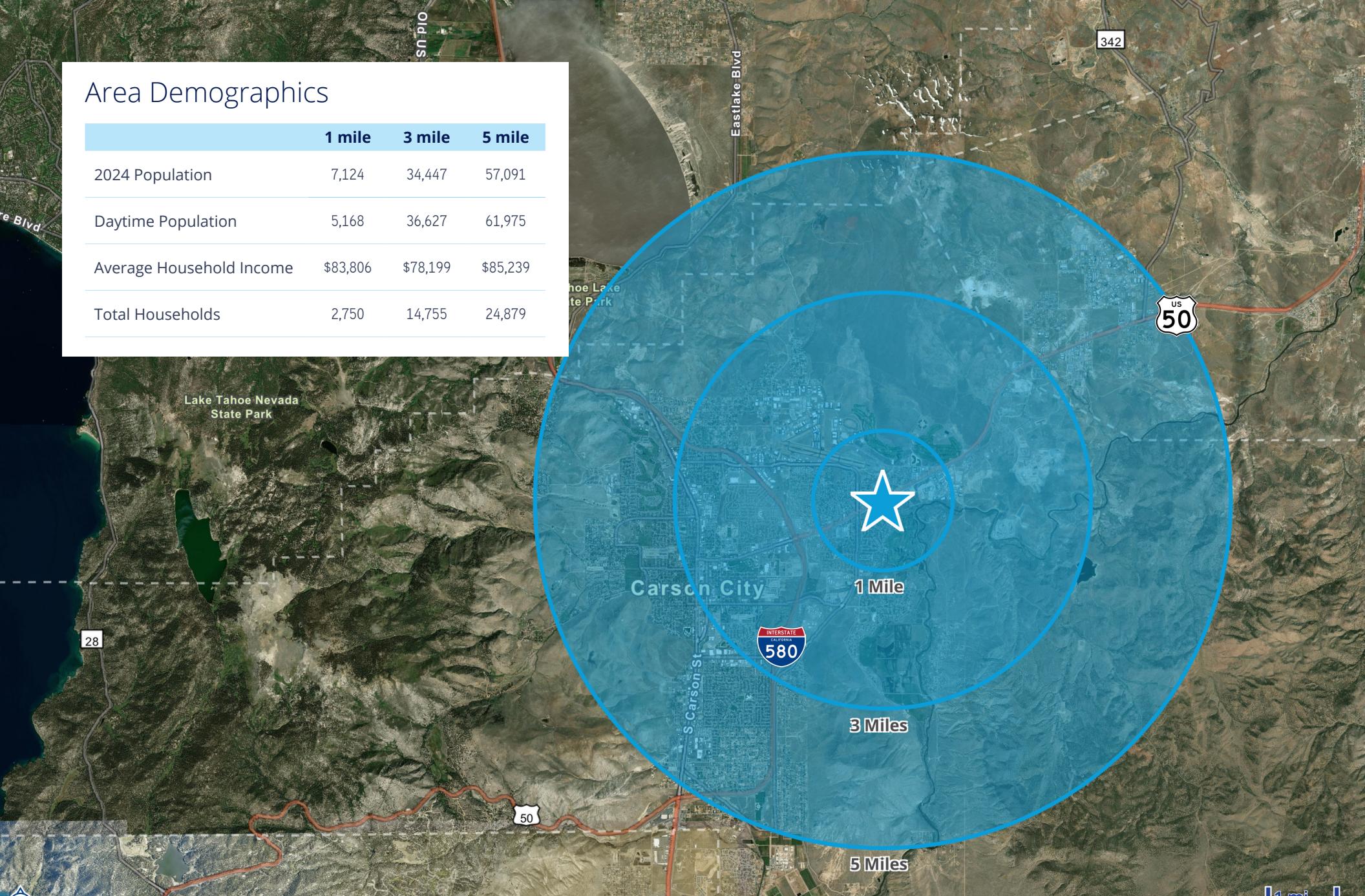
Current Income		2026 Projected Income											
Current Profits	Current (Monthly)	Mo 1	Mo 2	Mo 3	Mo 4	Mo 5	Mo 6	Mo 7	Mo 8	Mo 9	Mo 10	Mo 11	Mo 12
Storage Units Rents	\$1,635	\$1,635	\$1,805	\$2,035	\$2,035	\$2,265	\$2,435	\$2,605	\$2,835	\$2,835	\$3,005	\$3,175	\$3,175
Office Units Rents	-	-	-	-	\$2,175	\$2,175	\$2,175	\$3,875	\$3,875	\$6,050	\$6,050	\$6,050	\$6,050
TOTAL GROSS INCOME (Mo)	\$1,635	\$1,805	\$2,150	\$2,150	\$4,210	\$4,440	\$4,610	\$6,480	\$6,710	\$8,885	\$9,055	\$9,225	\$9,225
TOTAL GROSS INCOME (Yr)	\$19,620	-	-	-	-	-	-	-	-	-	-	-	-
Operating Expenses		Mo 1	Mo 2	Mo 3	Mo 4	Mo 5	Mo 6	Mo 7	Mo 8	Mo 9	Mo 10	Mo 11	Mo 12
Insurance	\$353.92	\$353.92	\$353.92	\$353.92	\$353.92	\$353.92	\$353.92	\$353.92	\$353.92	\$353.92	\$353.92	\$353.92	\$353.92
Labor - 1099s (2024 est.)	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00
Legal Fees	\$140.00	\$140.00	\$140.00	\$140.00	\$140.00	\$140.00	\$140.00	\$140.00	\$140.00	\$140.00	\$140.00	\$140.00	\$140.00
Repairs	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00
Supplies	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00
Taxes	\$143.33	\$143.33	\$143.33	\$143.33	\$143.33	\$143.33	\$143.33	\$143.33	\$143.33	\$143.33	\$143.33	\$143.33	\$143.33
Utilities	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00
Total Operating Expenses (Mo)	\$1,137.25	\$1,137.25	\$1,137.25	\$1,137.25	\$1,137.25	\$1,137.25	\$1,137.25	\$1,137.25	\$1,137.25	\$1,137.25	\$1,137.25	\$1,137.25	\$1,137.25
Total Operating Expenses (Yr)	\$13,647.00	-	-	-	-	-	-	-	-	-	-	-	-
NET OPERATING INCOME (Mo)	\$498	\$498	\$668	\$898	\$3,073	\$3,303	\$3,473	\$5,343	\$5,573	\$7,748	\$7,918	\$8,088	\$8,088

Projected NOI

Projected NOI	
Storage Units	\$3,175
Office Units	\$6,050
	\$9,225.00 Monthly
	\$110,700.00 Yearly *Based on 95% Occupancy
	(\$33,927) Less OPEX
NET OPERATING INCOME	\$76,773.00

Area Demographics

	1 mile	3 mile	5 mile
2024 Population	7,124	34,447	57,091
Daytime Population	5,168	36,627	61,975
Average Household Income	\$83,806	\$78,199	\$85,239
Total Households	2,750	14,755	24,879



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 6. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.