



Carson City, NV

# 2530 Empire Ranch Road For Sale

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\$799,000

Sale Price

±1,710

SF Office

30

Self Storage Units

008-292-19

APN

GC

Zoning





## 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

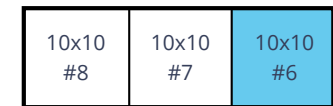
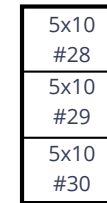
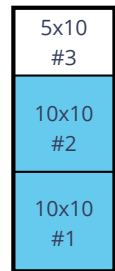
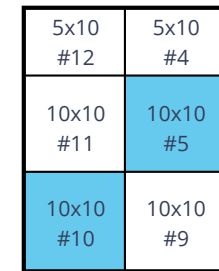
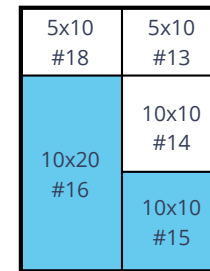
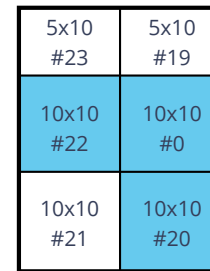
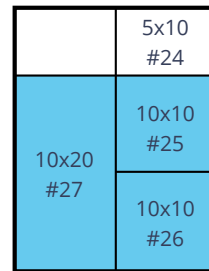
Sale Price: \$799,000

# Unit Mix

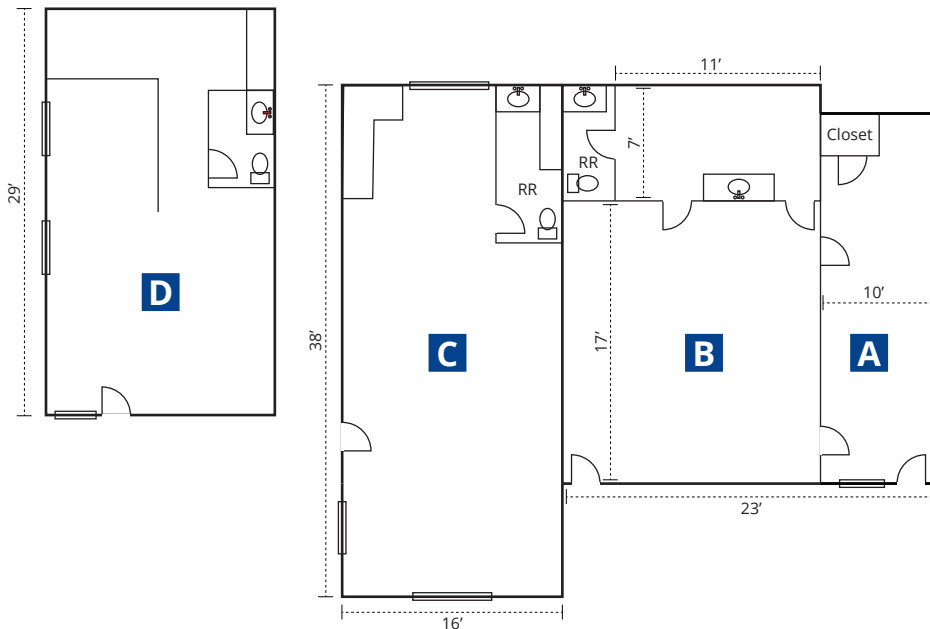
Unit Mix	# of Units	SF	Rate	Potential Total/Mo
<b>Indoor Units</b>				
10 x 10	17	1,700	\$115	\$1,955
10 x 20	2	400	\$185	\$370
10 x 5	11	550	\$85	\$935
<b>Office Units</b>				
10 x 21	1	210	\$900	\$900
13 x 24	1	312	\$1,700	\$1,700
16 x 38	1	608	\$2,175	\$2,175
20 x 29	1	580	\$2,175	\$2,175
<b>Indoor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

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

Leased



# Office Units



# 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	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
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

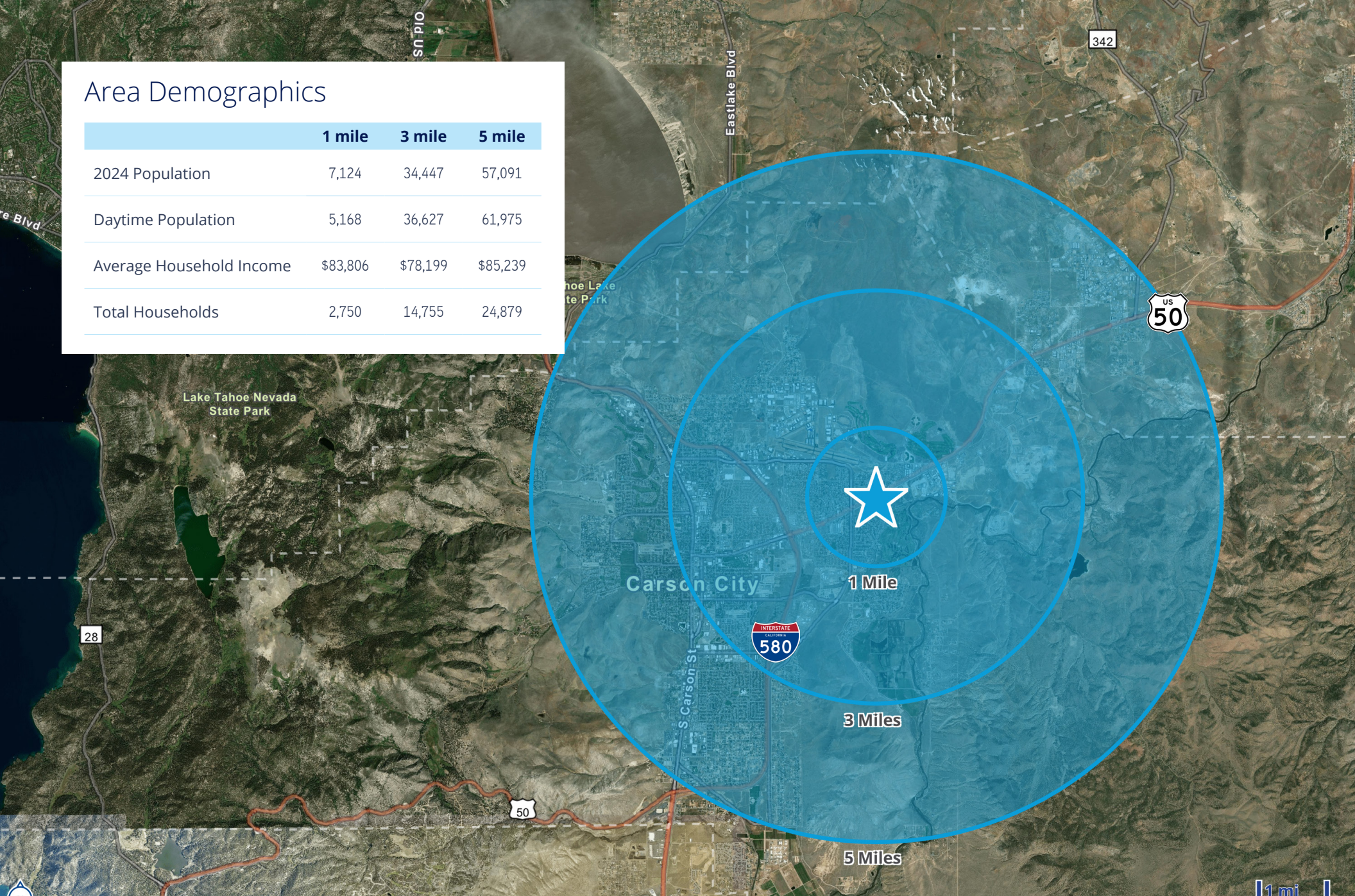
# Projected NOI

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



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