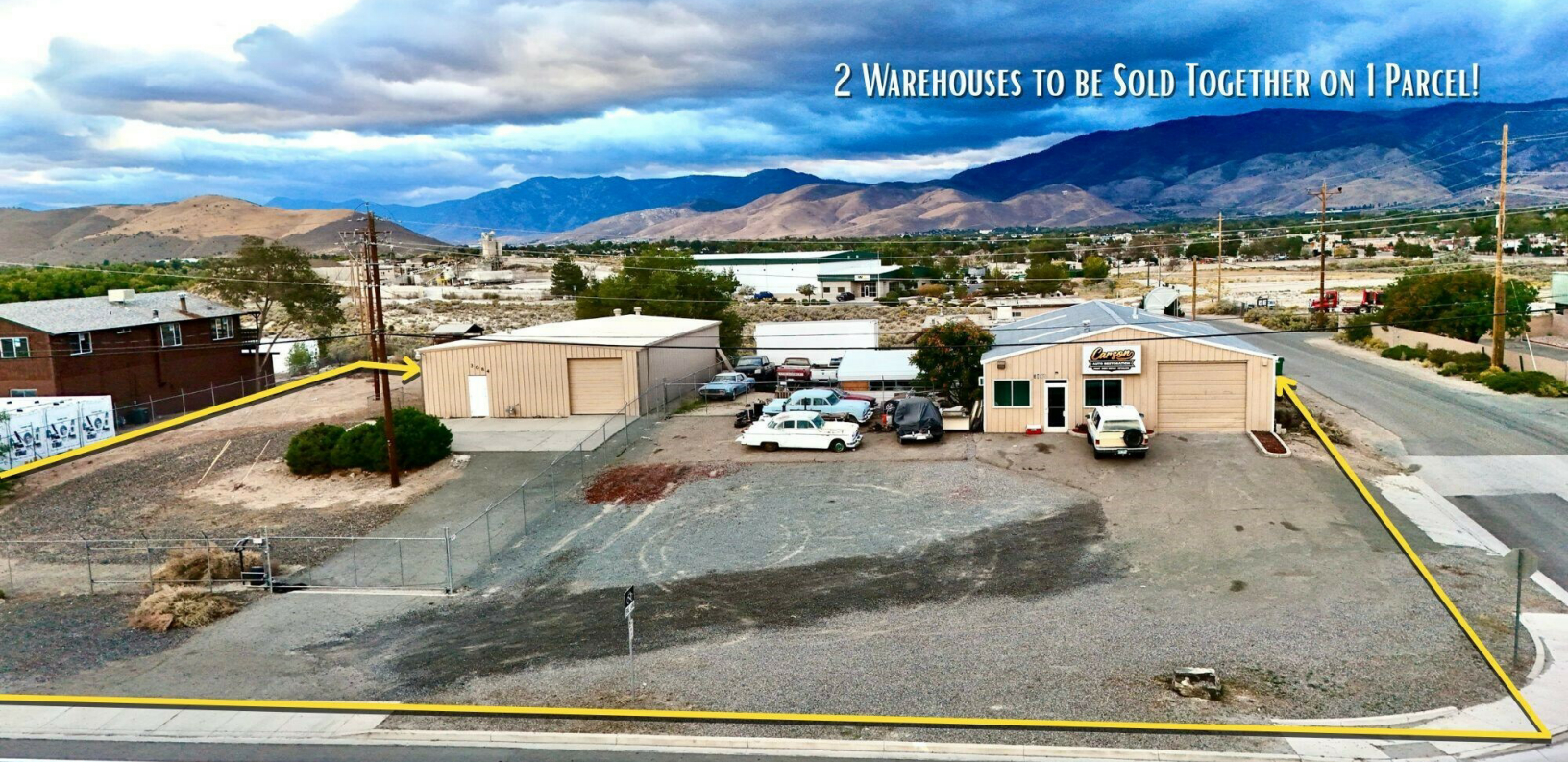


2 Warehouses For Sale | 3084 & 3088 N Deer Run Rd, Carson City, NV 89701

Property Summary

2 WAREHOUSES TO BE SOLD TOGETHER ON 1 PARCEL!



WAREHOUSE INFORMATION:

3084 N DEER RUN RD

- 2,400 SF
- Open Floor Plan
- 1 Rest Room
- Fully Fenced Yard Space
- 220V | Single Phase
- (1) 10 x 12 Roll Up Door
- 1 Reznor Heater
- Year Built: 1985

3088 N DEER RUN RD

- 2,400 SF
- Built in Booth
- Fully Closed Yard Space
- 220V | Single Phase
- (2) 10 x 12 Roll Up Doors
- Month to Month Tenant - below Market Rent
- Year Built: 1990

Offering Summary

Sale Price:	\$936,000
Price Per Square Foot:	\$195.00
Number of Warehouses:	2
Lot Size:	0.74 Acres
Building Size:	4,800 SF
APN:	008-541-87
Zoning:	GI

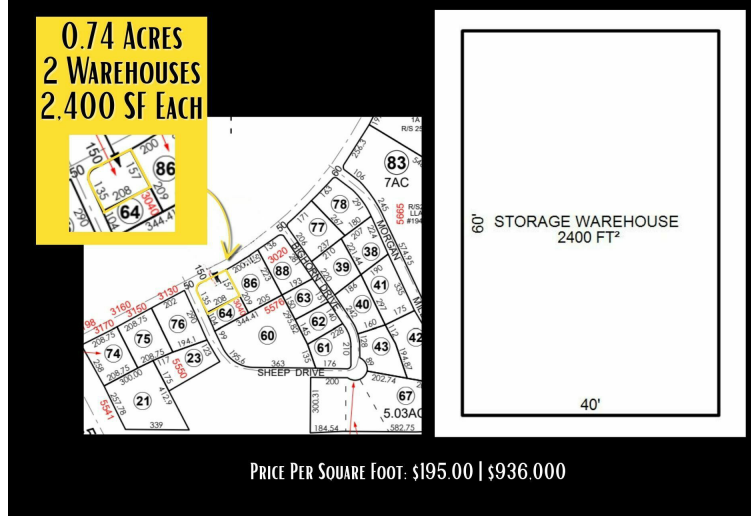
CORNER LOT!

Two Warehouses To Be Sold Together!

A Total of 4,800 SF on 0.74 Acres

2 Warehouses For Sale | 3084 & 3088 N Deer Run Rd, Carson City, NV 89701

Photos



Ale Moncada, CCIM Principal | NV #S0174013.LLC | 775.315.8735 | ale@NVCG.US

Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896



2 Warehouses For Sale | 3084 & 3088 N Deer Run Rd, Carson City, NV 89701

Additional Photos



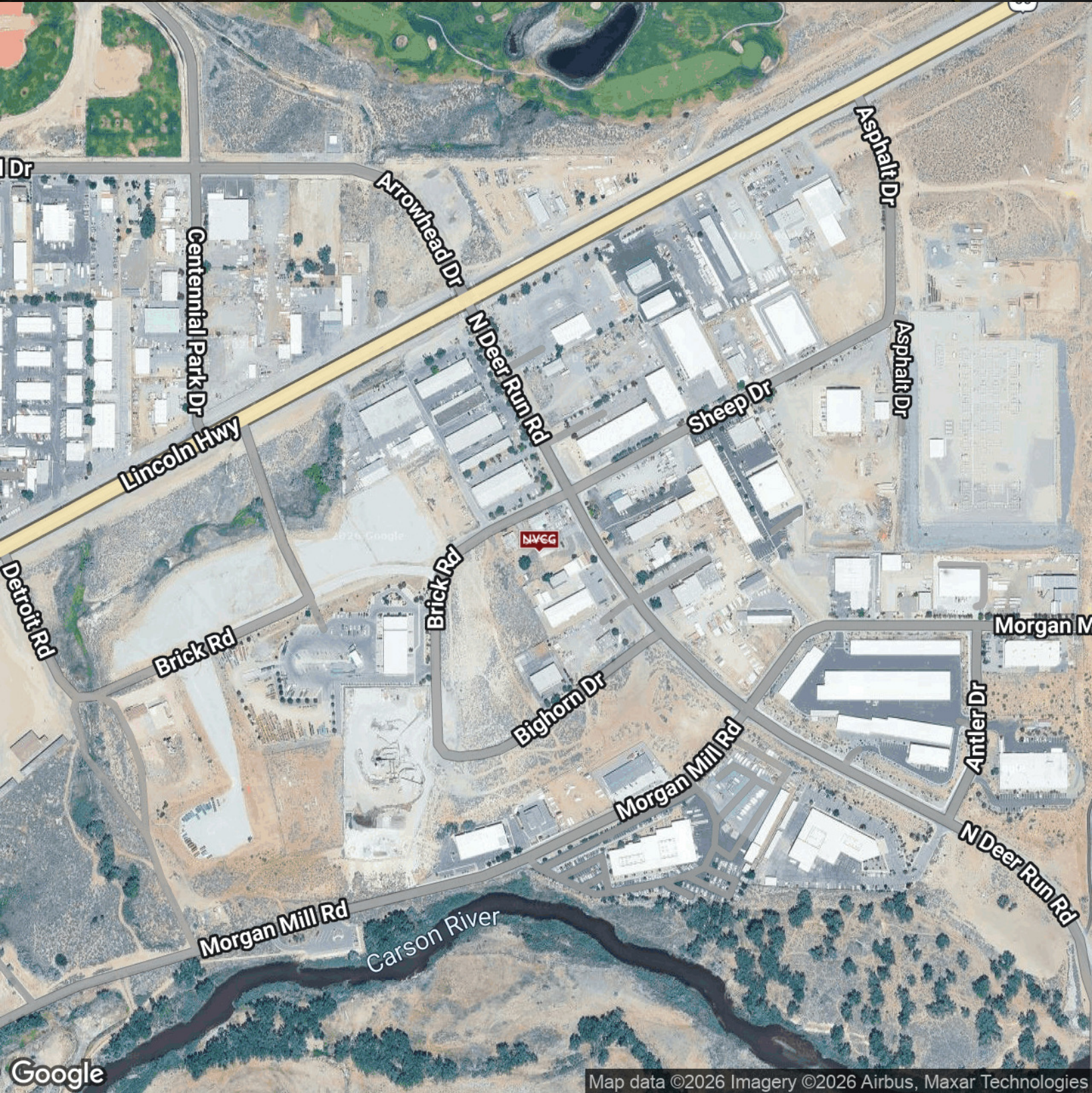
Ale Moncada, CCIM Principal | NV #S0174013.LLC | 775.315.8735 | ale@NVCG.US

Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896



2 Warehouses For Sale | 3084 & 3088 N Deer Run Rd, Carson City, NV 89701

Location Map



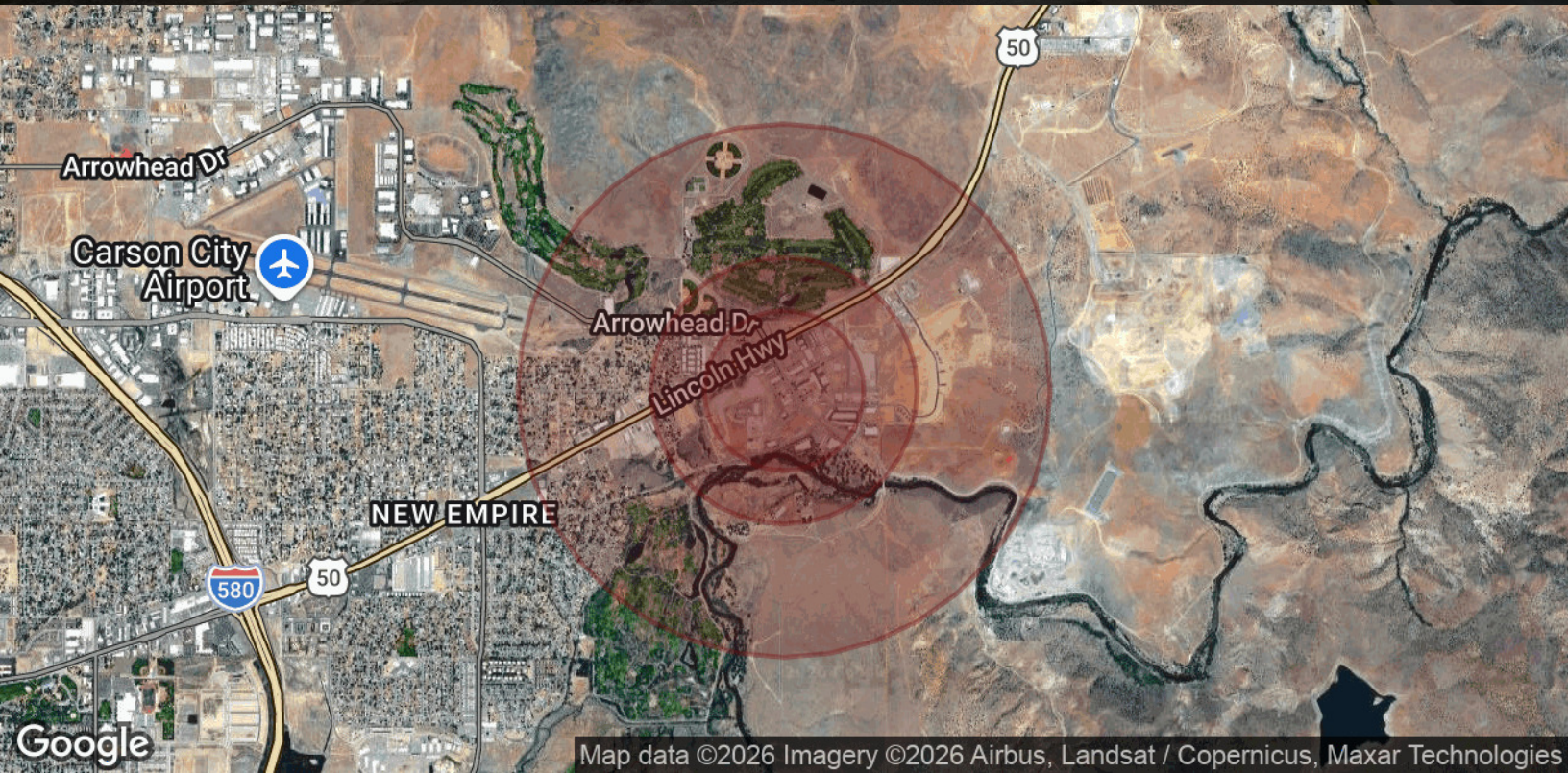
Ale Moncada, CCIM Principal | NV #S0174013.LLC | 775.315.8735 | ale@NVCG.US

Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896



2 Warehouses For Sale | 3084 & 3088 N Deer Run Rd, Carson City, NV 89701

Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	26	130	1,340
Average Age	41	42	42
Average Age (Male)	40	42	42
Average Age (Female)	41	42	42
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	9	48	503
# of Persons per HH	29	27	27
Average HH Income	\$112,178	\$106,976	\$107,045
Average House Value	\$457,323	\$428,546	\$424,311

Demographics data derived from AlphaMap