

FOR SALE
OR LEASE

410 E. STREET HAWTHORNE



Retail / Office
PRODUCT TYPE



±5,808
AVAILABLE SF



\$425,000
SALE PRICE



\$13.12/SF/YR
RATE - MG



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NAI Alliance

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Property Highlights

Former Day & Zimmermann Office Building with auditorium and several office spaces.

Right off the intersection of Hwy 95 and Hwy 359, with great visibility from traffic headed into Mono Lake and Yosemite.

Adjacent to the Ace Hardware and downtown Hawthorne, NV

Property Details

Address	410 E Street Hawthorne, NV 89415
Available SF	±5,808 SF
Available AC	±0.31 AC
Sales Price	As-Is/Vacant: \$425,000
Lease Rate	\$13.12/PSF/Year
Lease Type	Modified Gross- As-Is
Amenities	2 Large offices, 2 large connecting meeting rooms, 1 kitchenette, ±184 chair auditorium, 2 storage closets, 4 privet restrooms
Year Built	1955
Zoning	C1-Commercial



Property Highlights



±5,808
AVAILABLE SF



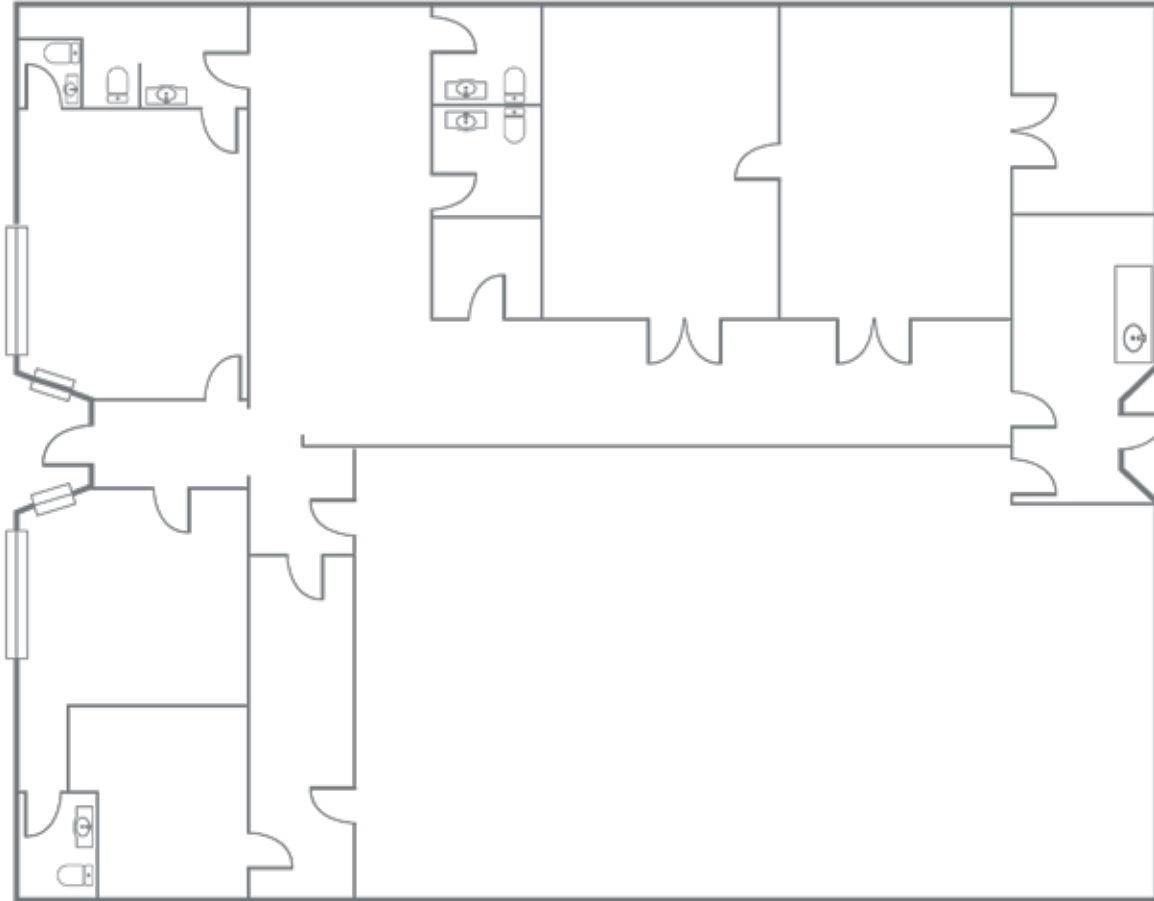
±0.31
AVAILABLE AC



\$425,000
SALE PRICE

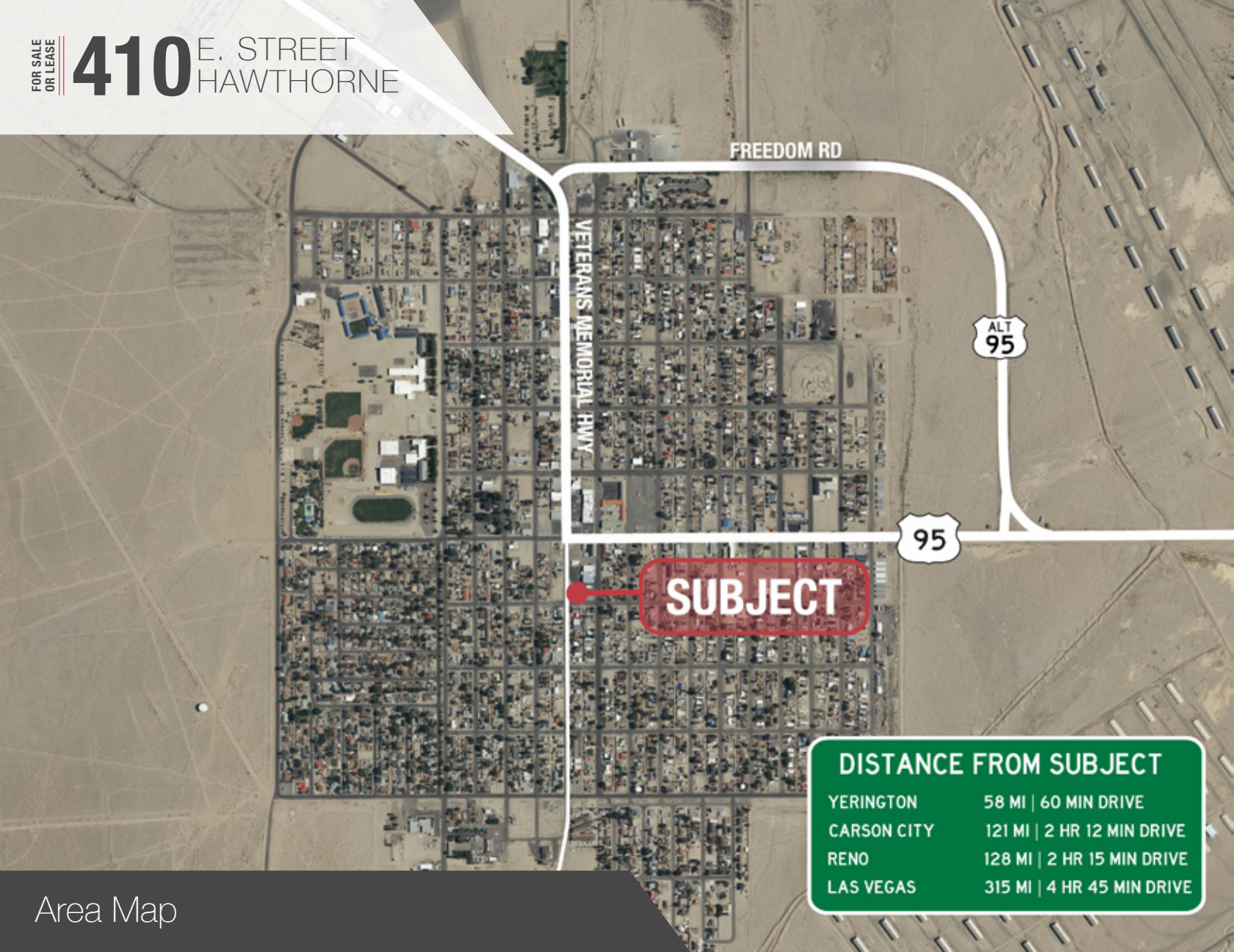


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FREEDOM RD

VETERANS MEMORIAL HWY

ALT
95

95

SUBJECT

DISTANCE FROM SUBJECT	
YERINGTON	58 MI 60 MIN DRIVE
CARSON CITY	121 MI 2 HR 12 MIN DRIVE
RENO	128 MI 2 HR 15 MIN DRIVE
LAS VEGAS	315 MI 4 HR 45 MIN DRIVE



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AVAILABLE AC



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Building Photos

NAIAlliance



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AVAILABLE SF



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Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

-  Corporate Income Tax
-  Corporate Shares Tax
-  Franchise Tax
-  Personal Income Tax
-  Franchise Tax on Income
-  Inheritance or Gift Tax
-  Unitary Tax
-  Estate Tax

Tax Abatement on

-  Sales & Use Tax
-  Modified Business Tax
-  Personal Property Tax
-  Real Property Tax (for Recycling)
-  Aviation Parts Tax
-  Data Center Tax



61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

-  The deferral of taxes
-  A reduction in taxes by 10 to 15 percent
-  The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

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