

# Value-Add/Redevelopment Casino Opportunity

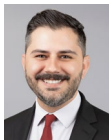
Grandfathered, Non-Restricted Nevada Gaming License  
231 & 233 N. Virginia St., Reno, NV 89501 | Downtown Reno



For more information, please contact:



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## Offering Overview

The Vincent Advisory Group of LOGIC Commercial Real Estate is pleased to present the exclusive opportunity to acquire **The Nugget**, a former casino property in the heart of Downtown Reno with a rare, grandfathered non-restricted Nevada gaming license that has been preserved (the "Property"). Strategically positioned on N. Virginia St. just steps away from the famous Reno Arch, this historic Property benefits from a prime location amidst popular dining, entertainment, and hospitality offerings. Alternatively, being located within the designated City of Reno Redevelopment Project Area presents the possibility of relocating the grandfathered gaming license to a new location\*, offering a new owner a multitude of value-add opportunities.

A potential transaction involving the Property offers several compelling investment opportunities, most notably:

- **Rare Casino Real Estate Acquisition Opportunity**
- **Highly-Coveted Grandfathered Non-Restricted Nevada Gaming License**
- **Value-Add Opportunity to Reintroduce Gaming Operations and Rebrand Café**
- **Near-Century Long History as a Staple in the City of Reno**
- **Steps from the Famous Reno Arch in the Heart of Downtown Reno**
- **Located in a Qualified Opportunity Zone within the Reno Redevelopment Project Area 1**

We invite you to learn more about this exciting casino opportunity!

<b>Property Name:</b>	The Nugget – Reno
<b>Address:</b>	231 & 233 N. Virginia St., Reno, NV 89501
<b>APN(s):</b>	011-051-13 & -14
<b>Year Built:</b>	1935
<b>Building Size:</b>	± 8,390 SF (Main Floor: ± 4,200 SF, Mezzanine: ±1,570 SF, Basement: ± 2,620 SF)
<b>Land Size:</b>	± 0.096 AC
<b>Occupancy:</b>	Vacant (closed 7/30/2020)
<b>Submarket:</b>	Downtown Reno
<b>Zoning:</b>	MD-ED (Mixed-Use Downtown Entertainment District)



# 3D Aerial | North Facing

Multifamily

THE MONTAGE RENO

± 370 Units

Hotels/Casinos

SILVER LEGACY  
AT THE ROW

Hotels/Casinos

ELDORADO  
AT THE ROW

Hotels/Casinos

CIRCUS CIRCUS  
RENO

Schools

N  
University of Nevada, Reno

Hotels/Casinos

WHITNEY PEAK  
HOTEL

**SUBJECT**

The Nugget - Reno

Reno Arch

Mixed-Use

R  
CITY CENTER

N. Virginia St. // 18,850 CPD

