

1008

Veterans Blvd
ELY, NV 89301

RETAIL
FOR SALE



DOMINIC BRUNETTI, CCIM

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Sale Price | \$950,000

NOI Y1 | \$66,150

Cap Rate Y1 | 7%

Building Size | 2,205 SF

Parcel Size | .86 AC

Zoning | MS

Mixed-Use Suburban

APN | 025-561-22

Sale Type | Seller Leaseback

Lease Type | NNN

Lease Rate | \$2.50/sf/mos

Lease Term | Negotiable

ABOUT THE PROPERTY

- Next to White Pine High School and White Pine Aquatic Center
- Dual lane drive thru
- Year Built: 1997



AREA MAP



MT. WHEELER POWER
Powering Your Future



Ridley's
FAMILY MARKETS



UNITED STATES
POSTAL SERVICE



Sinclair



GREAT BASIN
BLVD

BRISTLECONE AVE



PINION RD

1008
Veterans Blvd



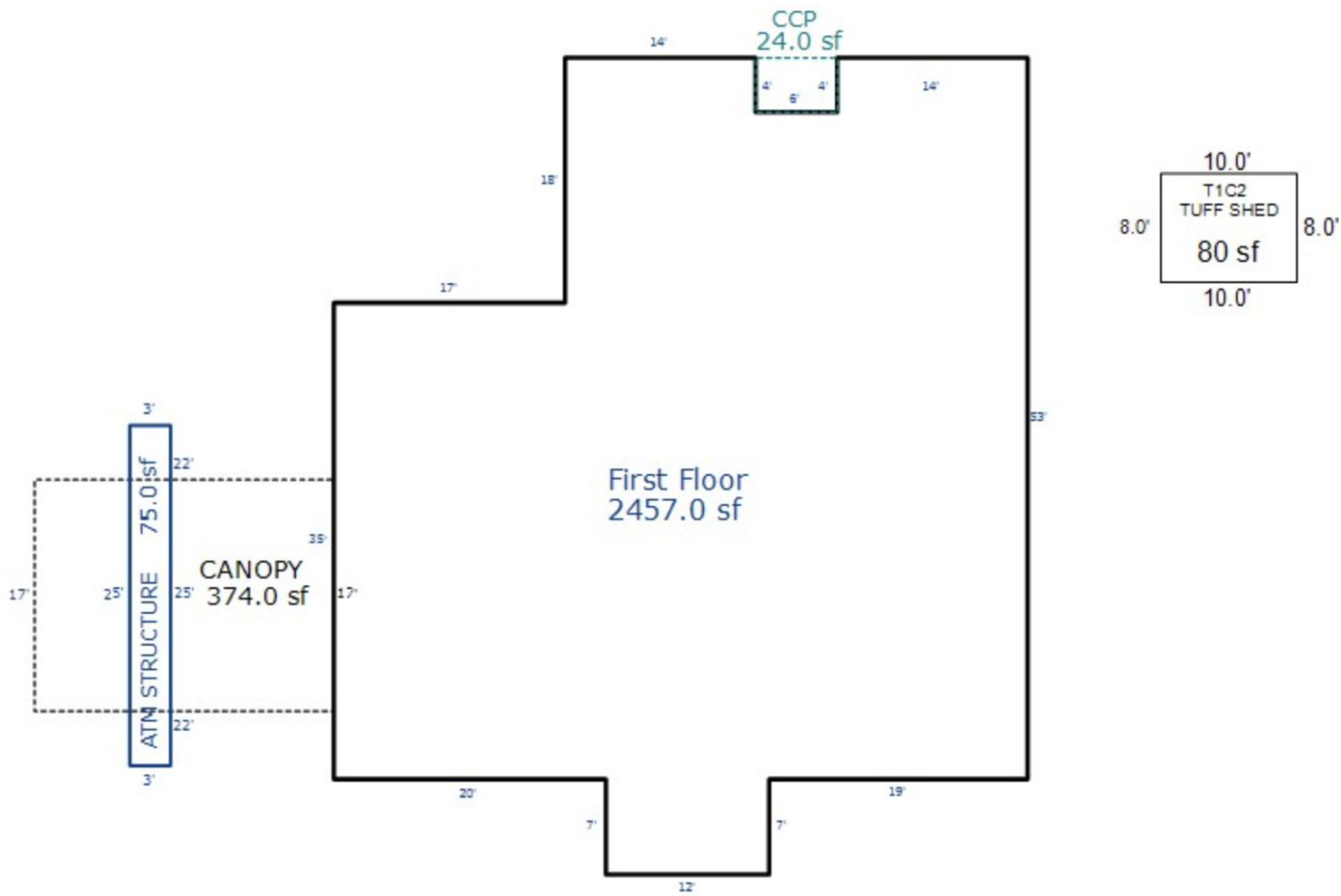
VETERANS BLVD

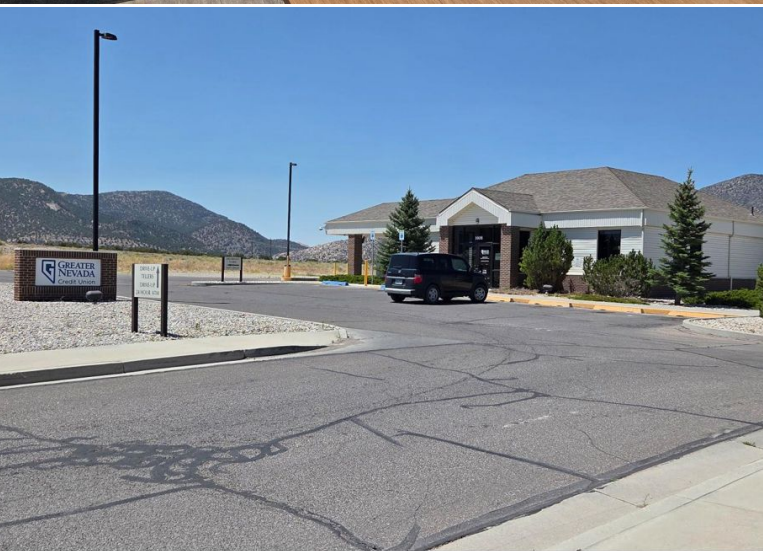


Loves



FLOOR PLAN





TENANT PROFILE



GREATER NEVADA CREDIT UNION

Greater Nevada Credit Union (GNCU) is a member-owned financial cooperative focused on enhancing the financial well-being of its members and Nevada communities. It offers a wide range of financial services, including personal and business banking, loans, and investment services. GNCU also emphasizes community impact and financial education.

COMPANY PROFILE

Private Company: **Greater Nevada Credit Union**

Co. Headquarters: **Carson City, NV**

No. of Locations: **15**



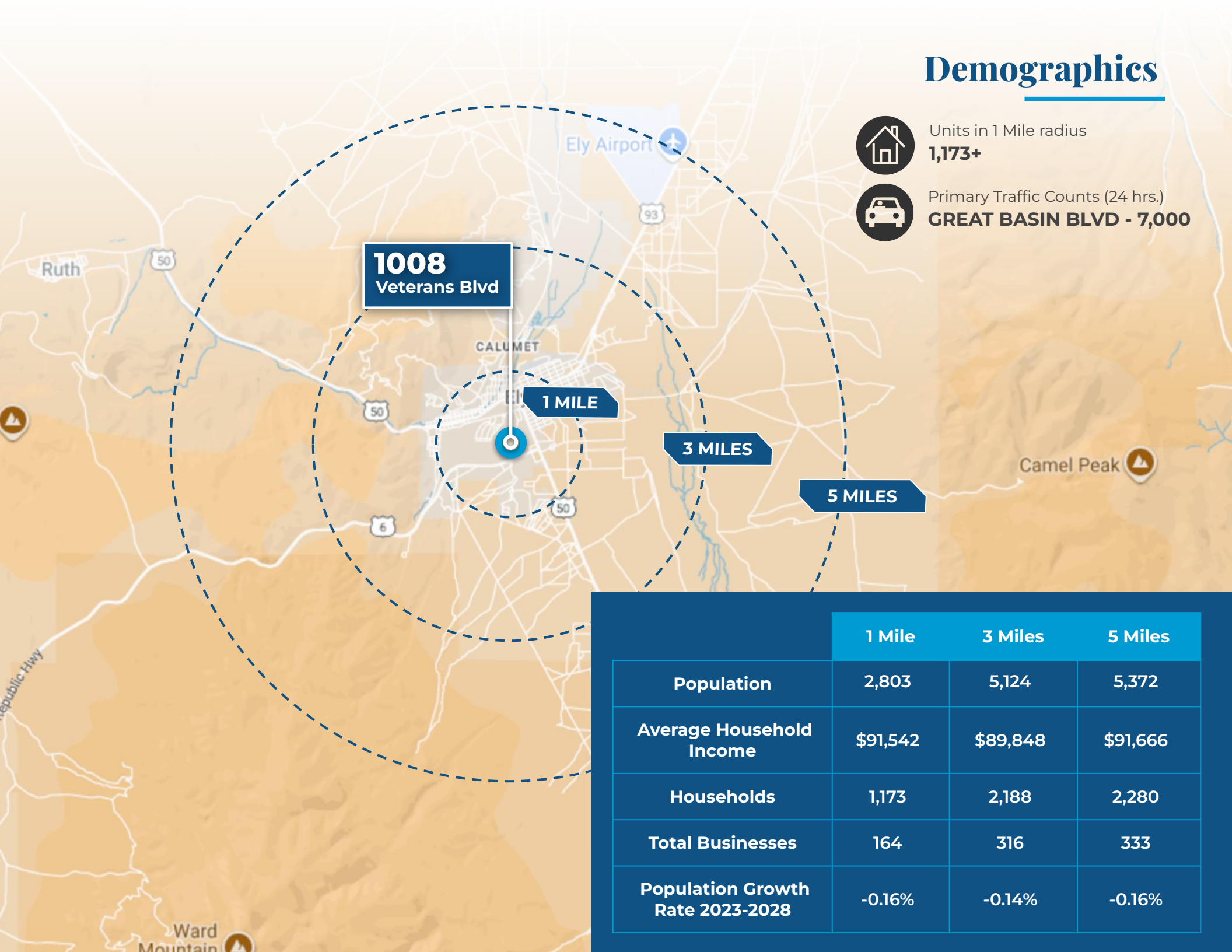
Demographics



Units in 1 Mile radius
1,173+



Primary Traffic Counts (24 hrs.)
GREAT BASIN BLVD - 7,000



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1 MILE

3 MILES

5 MILES

	1 Mile	3 Miles	5 Miles
Population	2,803	5,124	5,372
Average Household Income	\$91,542	\$89,848	\$91,666
Households	1,173	2,188	2,280
Total Businesses	164	316	333
Population Growth Rate 2023-2028	-0.16%	-0.14%	-0.16%

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