

FOR SALE
41 S. WELLS AVE.

RENO, NV 89502



LOGIC



EMMA BEAUCHAMP

Senior Associate
775.433.1117
ebeauchamp@logicCRE.com
S.183112

IAN COCHRAN, CCIM

Partner
775.225.0826
icochran@logicCRE.com
B.145434.LLC

GREG RUZZINE, CCIM

Partner
775.450.5779
gruzzine@logicCRE.com
BS.145435

41 S. Wells Ave.
Reno, NV 89502



Listing Snapshot



\$1,150,000

Sale Price



\$275 PSF

Price Per Square Foot



+/- 4,304 SF

Available Square Feet



+/- 0.29 AC

Available Acreage

Property Highlights

- Rare stand-alone auto body shop at a high-traffic intersection for sale
- Owner-user opportunity
- Property sits at the signalized intersection of S. Wells Ave., and E. 2nd St., with a combined +/- 21,300 CPD.
- Easy access to I-80 and Downtown Reno
- Two (2) roll-up doors
- Tenant is month-to-month
- Parcel Number (APN): 012-012-22
- Do not disturb existing tenant

Demographics



252,619

Total Population



303,065

Daytime Population



12,662

of Businesses



174,410

Total Employees



42,532

2022 Homeowners



\$377,040

Median Home Value

Population	1-mile	3-mile	5-mile
2022 Population	19,784	139,953	252,619

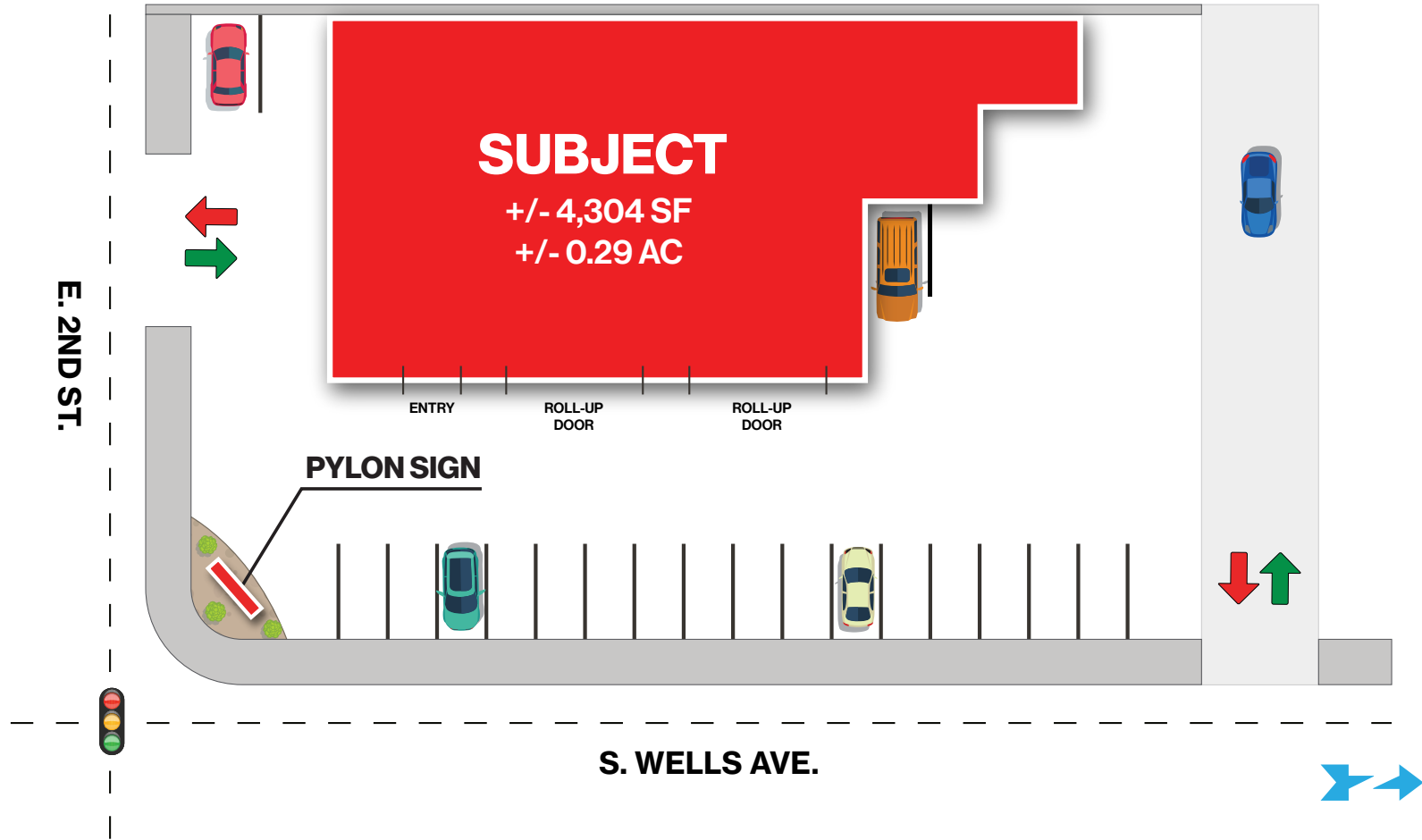
Income	1-mile	3-mile	5-mile
2022 Average Household Income	\$37,837	\$51,045	\$61,3161

Households	1-mile	3-mile	5-mile
2022 Total Households	10,364	59,607	104,102

LOGIC

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

Site Plan



LOGIC

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

3D Aerial

■ Park ■ Hotel/Casino ■ Retail ■ Office



LOGIC

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

Aerial

- Airport
- Hospital
- School
- Park
- Casino
- Power Center
- Neighborhood Center



LOGIC

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

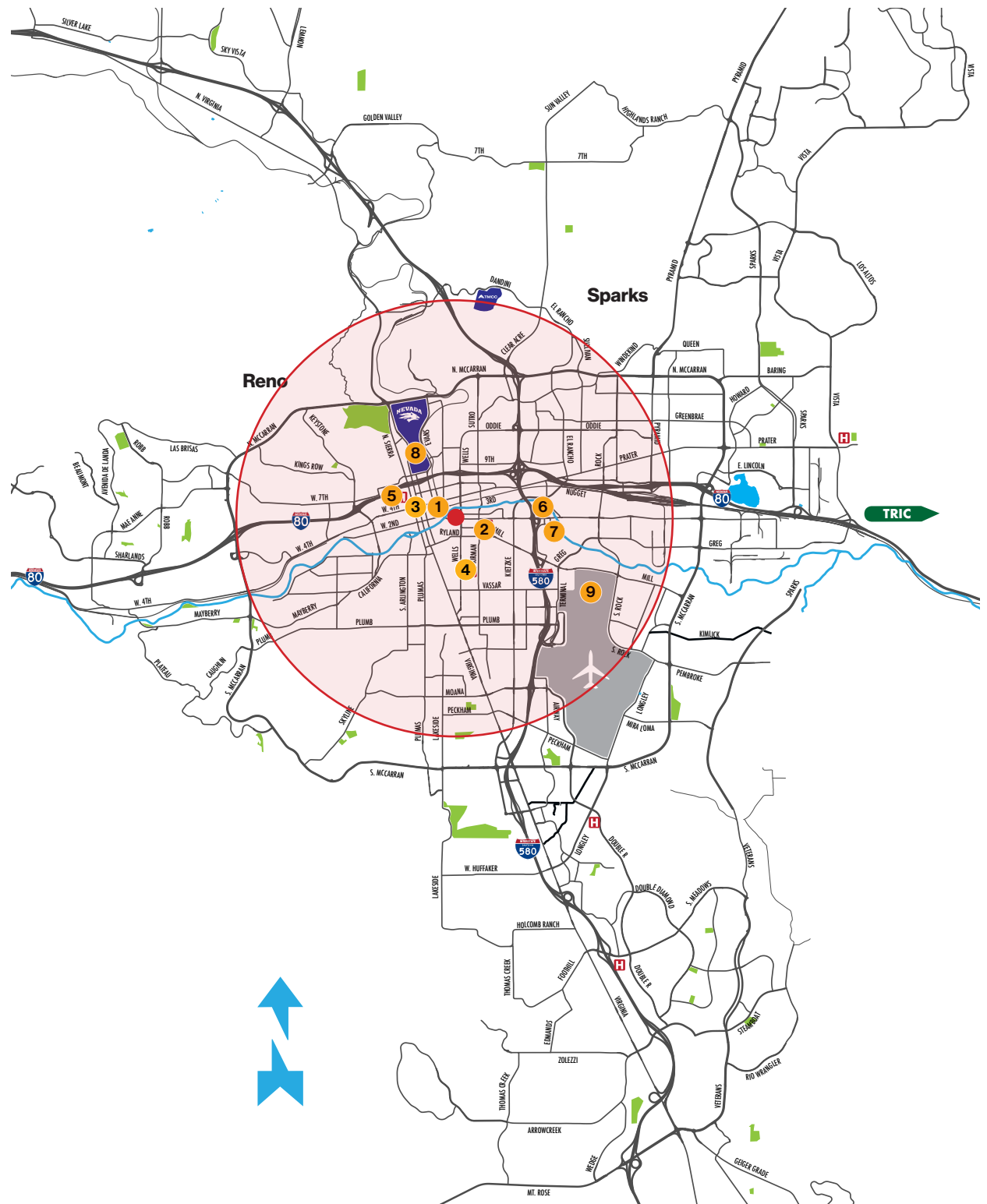
Vicinity Map

This stand-alone auto body shop is strategically located in a dense and mature residential area servicing +/-252,619 residents with an average household income of +/- \$61,3161 within a 5-mile

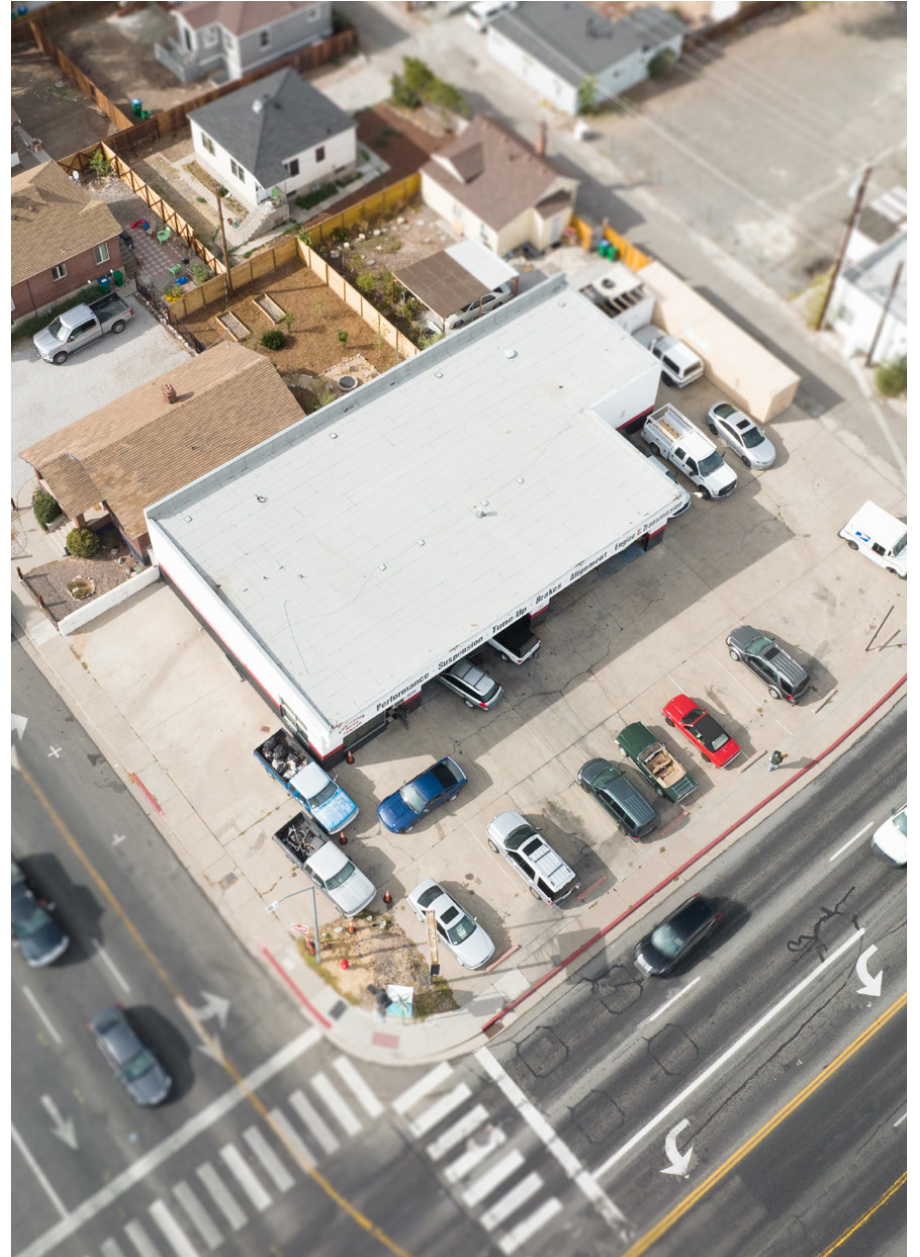
Amenities within 3-miles of Radius

- 1** Greater Nevada Field
- 0.28 miles
- 2** Renown Regional Medical Center
- 0.46 miles
- 3** Downtown Reno
- 0.68 miles
- 4** Reno VA Medical Center
- 0.82 miles
- 5** Saint Mary's Regional Medical Center
- 0.92 miles
- 6** Walmart Supercenter
- 1.12 miles
- 7** Grand Sierra Resort and Casino
- 1.30 miles
- 8** University of Nevada, Reno
- 1.35 miles
- 9** Reno-Tahoe International Airport
- 2.06 miles

■ Major Landmark ■ Major Park ■ Hospital ■ Airport



Property Photos



LOGIC

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.