

For Lease | 10116 Hwy 50 E

Mound House, NV 89706



HIGHLIGHTS

- Great Hwy 50 E frontage!
- Ample shared parking
- Located in Lyon County on US Hwy 50 East with frontage at the corner of Julius Lane

JOIN TENANTS:

- OASIS MASSAGE
- FLAGSTAFF CHURCH
- NOTARY PUBLIC
- ACTION GARAGE DOOR CO.
- AFFORDABLE PREPARATION SERVICES

OFFERING SUMMARY

LEASE RATE:	\$1,314/MO
SQ FT:	1,104 SF
APN #:	016-221-09
YEAR BUILT:	1972 (Recently Remodeled)
ZONING:	M-1

SECOND FLOOR UNIT AVAILABLE!

- Two restrooms
- One full bath
- Five private rooms
- An entry/reception area.
- Previously vacated by a tattoo shop

Ale Moncada, CCIM Principal | 775.315.8735 | ale@NVCG.US

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



For Lease | 10116 Hwy 50 E

Mound House, NV 89706



RENT INCLUDES:

- Electricity
- Gas
- Water
- Sewer/Septic
- Prop Taxes
- Insurance
- Snow Removal
- Trash Removal
- Yard Clean Up



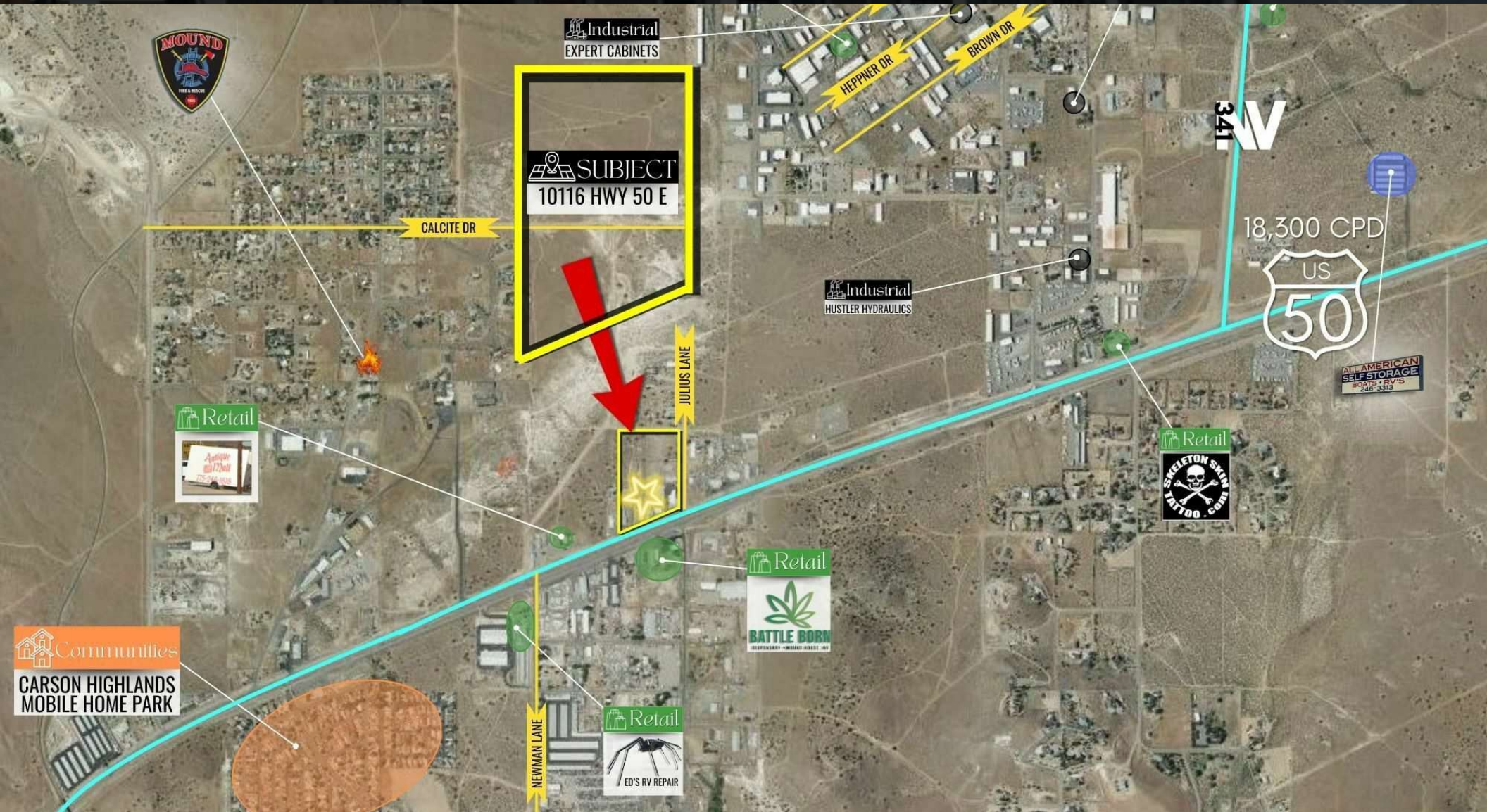
Ale Moncada, CCIM Principal | 775.315.8735 | ale@NVCG.US

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



For Lease | 10116 Hwy 50 E

Mound House, NV 89706



Ale Moncada, CCIM Principal | 775.315.8735 | ale@NVCG.US

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

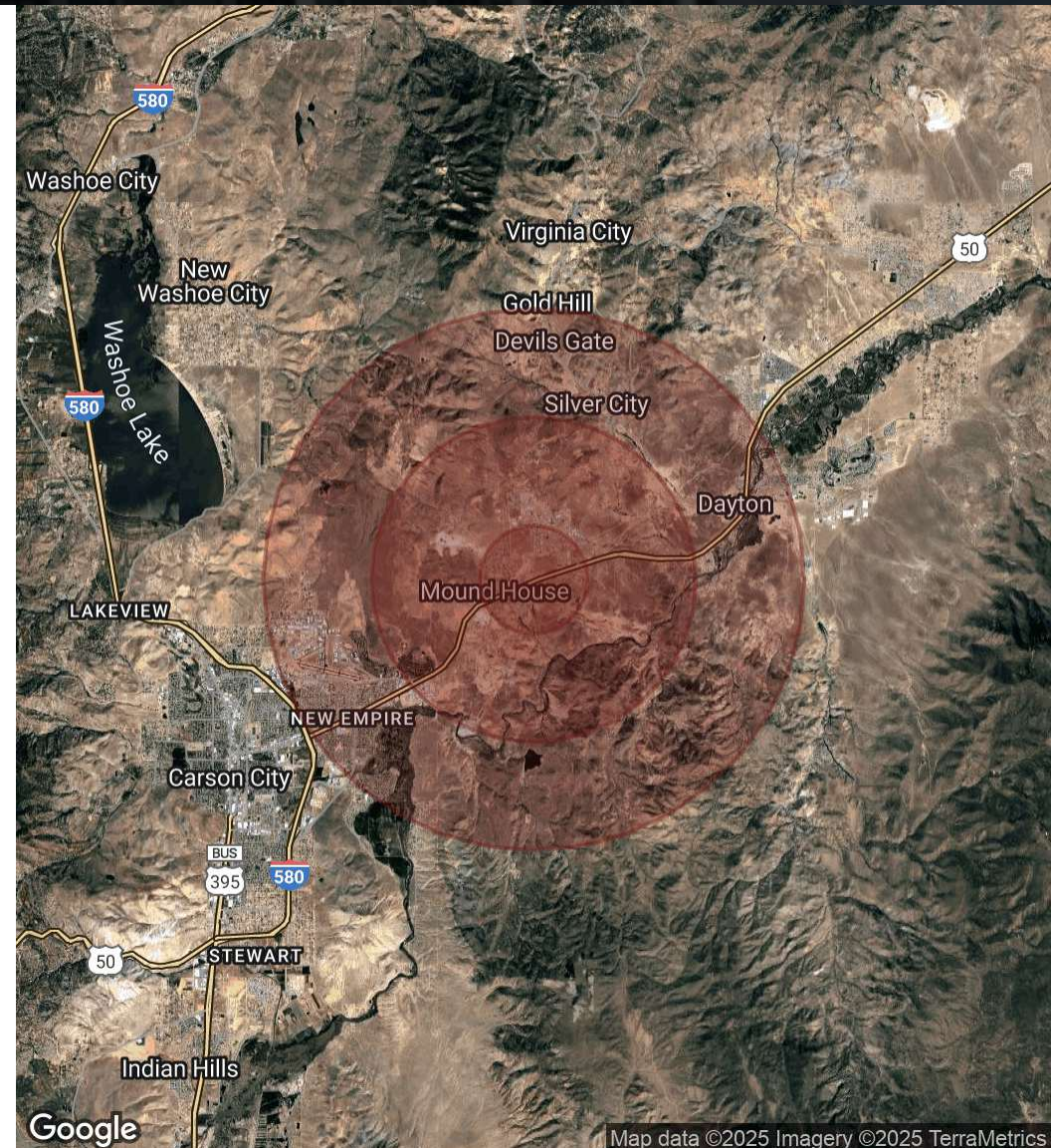


For Lease | 10116 Hwy 50 E

Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	567	2,684	17,951
Average Age	45.8	47.9	39.1
Average Age (Male)	49.5	48.8	35.8
Average Age (Female)	40.9	46.5	43.6
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	285	1,225	7,563
# of Persons per HH	2.0	2.2	2.4
Average HH Income	\$50,812	\$67,415	\$67,637
Average House Value	\$187,526	\$259,330	\$244,603

2020 American Community Survey (ACS)



Ale Moncada, CCIM Principal | 775.315.8735 | ale@NVCG.US

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

