

EQUISTERIAN PROPERTY FOR SALE | \$1,990,000



COMPASS
COMMERCIAL

5100 GREY VAN DR. RENO, NV 89502



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PROPERTY DETAILS



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112.11 acres with the following improvements:

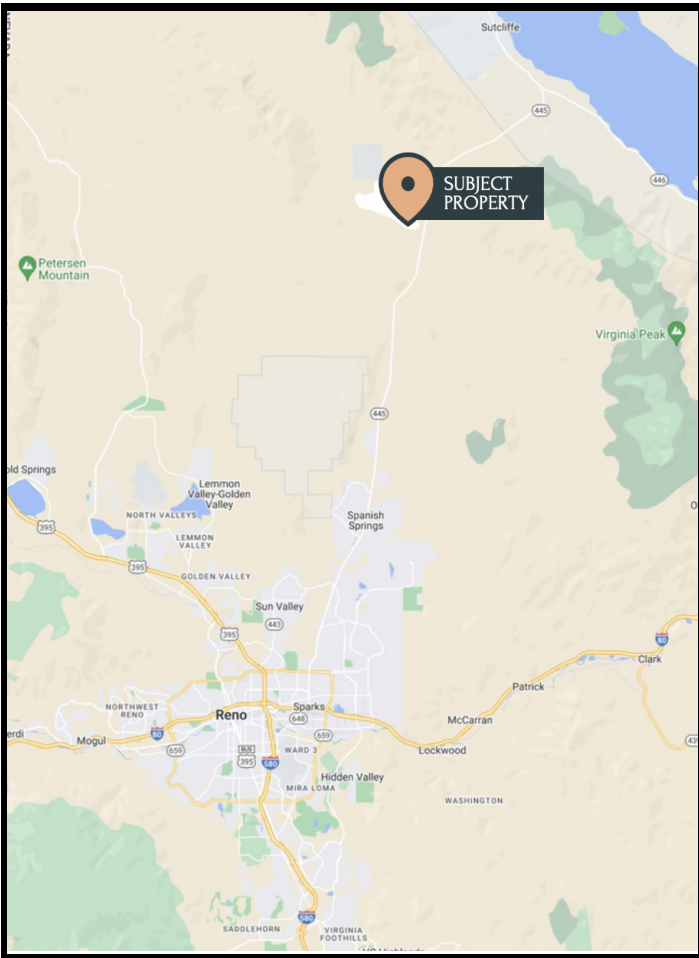
- ❖ APN: 076-350-09, Zoning: GRA
- ❖ Indoor Roping Arena (metal frame): **28,800 SF** with office space, breakout room, tech room, and **14** horse stalls, built-in 2007.
- ❖ Single Family Home: **2,052 SF** with a 3 BR, 2 bath, and detached garage, built in 2003.
- ❖ Hangar: **4,640 Sf** divided into, a +/- **3,800 SF** storage area, and **850 SF +/-** residential unit of 2 BR, 2 bath & a den, built in 1994.
- ❖ Tenant occupied with **10 year lease (with 90 days option to terminate)**.
- ❖ Property is entitled to 2 acre feet annually from the domestic well.
- ❖ **2** fenced pens and **2** round-pin arenas .
- ❖ **31** horse stalls with a heated water delivery system.
- ❖ Residential studio cabin.
- ❖ Septic & Well
- ❖ Large pond
- ❖ Airstrip
- ❖ Income: Monthly base rent \$10,500 + \$1,000 NNN
- ❖ NOI: **6.90%**



TRADE & LOCATOR MAP



COMPASS
COMMERCIAL



680
Population



Median Age

\$84,229
Median Household Income

BUSINESS



10
Total Businesses



87
Total Employees



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