



TWO STORY OFFICE FOR SALE

PROPERTY DETAILS

Beautifully renovated and well maintained, this two-story office conversion in downtown Sparks includes a separate studio. The property is surrounded by park-like grounds and offers additional parking on the side and rear. The main 1,590 SF building features two offices, a kitchenette, and a conference room on the ground floor. The second floor has two more offices, while the finished basement includes another office and a storage area. The 522 SF studio office is well-appointed with a break area and separate bathroom and is ADA accessible. Both buildings are furnished and conveniently located near I-80 and US-395. Tenants are vacating, making the property available for showings in mid-August. **BONUS:** The primary building can be converted back into a residence, with plans included!

✓ 1590 SF Main Building

✓ 522 SF Studio

✓ Park-like Grounds

PROPERTY FEATURES

✓ Owner Financing

✓ Parking

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