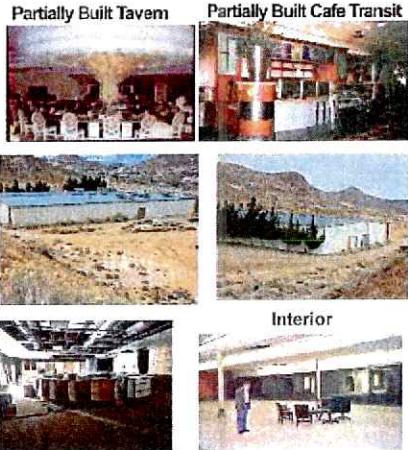


## Silverlanes Plaza



### SILVERLANES PROPERTY 2256 Highway 6, Tonopah, Nevada



### SILVERLANES PLAZA – FACILITY SPECIFICATIONS

Silverlanes Plaza is a modern 16,082 sq. ft. commercial facility located at 2256 U.S. Highway 6 in Tonopah, Nevada. The property was originally built as a bowling alley in 1982 and, after four years of operation, was sold to the United States Government through the BLM. It remained vacant until it was purchased by the current owner in 2006. The property was remodeled in 2007, but following the owner's car accident that resulted in disability, it has since been used primarily for storage. All equipment has been tested on several occasions and remains in good operational condition but electrical panel and lighting is currently unavailable and requires restoration.

Constructed with a rigid steel frame and a flat metal roof, the building offers a 16-foot clear ceiling height, full wall-to-ceiling fire-resistant fiberglass insulation with an energy-saving canvas overlay, and is fully serviced by city water, city sewer, and 400-amp power from NV Energy with a 5,000-watt backup supply. Mechanical systems include a modern dry sprinkler fire protection system, still factory sealed and never used, along with 10 HVAC units, alarm and numerous heat blowers, ensuring efficient year-round operation. Property facilitated with loading dock with multiple oversized entrances, 10,000 sq. ft. of open space, office suites, and ADA-compliant restrooms.

The property sits on one acre of level commercial land, to be subdivided from the original 10.2-acre parcel (8.23 acres recorded in the deed) during the escrow process as designated on the area map. An unfinished coffeeshop (Café Transit) with 13 modern booths, 28 high-end antique restaurant chairs with tables, and an incomplete built-in bar (Silverlanes Tavern and Casino)—permitted by the State of Nevada Department of Human Services and requiring major renovation—is not included in the sale unless the buyer intends to operate the coffeeshop, bar, and casino. The facility is equipped with a full range of appliances, including various refrigerators, glass washers, specialty decorative assemblies, automated bread machinery, booths, chairs, tables, & other equipment, which are included in the sale as an addendum.

Free and clear of liens, this facility combines modern infrastructure with versatile design and holds strong potential for redevelopment under a USDA RD project or other commercial applications.

There are no building codes in Tonopah. No permits or fees are required for constructing any type, size, or structural design of building, without restrictions related to environmental or manufacturing regulations that highly regulate business operations in other states. Tonopah ordinances allow the establishment of any legal business that might be restricted or illegal elsewhere, which is a uniquely incomparable feature.

The property was pre-appraised at **\$ 4,214,060**, including one acre land, but the motivated seller is willing to consider cash offers far below the appraised value. **Flexible financing options with very low interest rates and easy terms are available.** Interested parties may reach out via email to [MAIL@CITYOFTONOPAH.COM](mailto:MAIL@CITYOFTONOPAH.COM) or [702-486-1103](tel:702-486-1103).

### KEY POTENTIAL & OPPORTUNITIES

- 10,000 vehicles pass through Tonopah daily from California, Reno, and Lake Tahoe, crossing Las Vegas, Arizona, and Salt Lake City, and stopping in Tonopah for rest, gas, and food.
- Tonopah is the capital of Nye County, situated near the United States' largest atomic testing site, the Nevada Test Range, the Nellis Air Force advanced fighter jet and aviation facility, the BLM, and other federal sites.
- Belvada Hotel, Mizpah Hotel, Best Western Hi-Desert Inn, Clown Motel, Comfort Inn, Dream Inn, Jim Butler Inn, Station Hotel & Casino, Star Inn and many others, with prices ranging from \$50 to \$300 are in operation. However, there is still a shortage of accommodations.
- USDA RD program provides low-interest direct financing options, and Nye County offers leased housing for low-income communities to investors interested in constructing secure rental income facilities for the community.
- There are dozens of mining companies in Tonopah, including the largest gold refinery with 500 workers.
- Tonopah & its 100-mile area are in need of urgent care, childcare, RV, coin laundry & many essential services.
- Many types of manufacturing and public services are permitted in Tonopah, which are restricted in other states.
- Medical and recreational marijuana cultivation, production, and dispensaries are licensed and operational in Tonopah.

**LARGE  
WITH FULL  
UTILITIES  
IN  
NEVADA**

Approx. 10.2 recorded the deed, be adjusted) flat land, as attached area property is by city water, system, and a power supply Energy, with 5,000-watt supply.



**SIZE LAND  
CITY  
FOR SALE  
TONOPAH,**

acres  
(8.23 acres in which must of commercial shown on the map. The fully serviced sewer 400-amp from NV an additional backup

The property is offered on approximately  $\pm 7$  acres of level commercial land, with the possibility of reaching up to 9 acres to be subdivided from the original recorded parcel as designated on the area map. This will be done in accordance with Nye County ordinances upon opening escrow or issuing a Letter of Intent (LOI), along with a 20% non-refundable cash deposit to secure part of the parceling cost and acceptance of transfer terms and conditions.

Free and clear of liens, this flat parcel combines modern infrastructure with versatile design and holds strong potential for redevelopment under a USDA RD project or for other commercial or residential applications. There are no property codes in Tonopah, and no fees or permits are required to build any type of structure or operate any legal business that may be restricted in other states.

Two Special Use Permits (SUP) for MMJ medical/recreational cultivation & production, accompanied by a letter from the State of Nevada Marijuana Division allowing refiling with the CCB for certification, are **not** part of this offering. These permits will be transferred to another location within the Nye County vicinity. However, the buyer shall have the option to file an MMJ application for Medical/ Recreational Cultivation, Production, & Dispensary with the CCB under their own legal qualifications.

No large parcel with full city utilities and sewer service is currently available within the Tonopah vicinity. There are only three parcels of less than two acres each with utilities for sale in the area, priced at approximately \$150,000 per acre. A video link of the entire property, including the Area Map and the Property Assessment Floor Map, is available upon request.

~~Large parcel is \$97,500 per acre~~

~~below market value~~

~~Call for details~~