

**Retail For Sale**

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# 215 W Goldfield Ave

Yerington, NV 89447



**Samuel Douglass, CCIM**

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## Retail For Sale

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### Property Description

- Excellent Bakery for sale with real estate.-Located on one of the most traveled roads in Nevada. Gateway to Las Vegas, Reno, Fallon, Fernley and Carson City.
- Only 40 minutes to USA Parkway.
- Many possibilities for future growth including a full production Bakery and Café with room to expand or ship products nationwide.
- Own the building and land! Make it your own!
- All equipment included in Sale! This facility can support baking for multiple locations.
- A Bakery nestled in a growing Community.
- Premium location. Move in ready. Retail storefront with fully outfitted production facility. Bring your own to this large, corner lot location. Be your own landlord!

### Offering Summary

Sale Price:	\$600,000
Lot Size:	0.27 Acres
Building Size:	4,860 SF

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### Property Highlights

- Spacious storage area, upstairs office, large commercial kitchen with large packaging area, and restaurant seating area.
- Can be used as a central production kitchen.
- Potential uses include central donut production, catering facility, ice cream production, Italian restaurant &/or pizza production shop.
- 2 walk-in refrigerators
- 1 walk-in freezer Roll- up receiving door.
- Owner retiring, willing to mentor providing a great opportunity!

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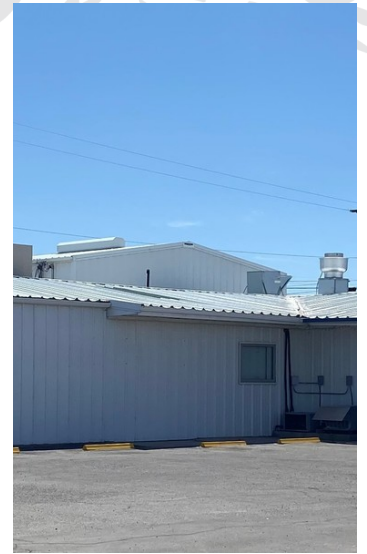
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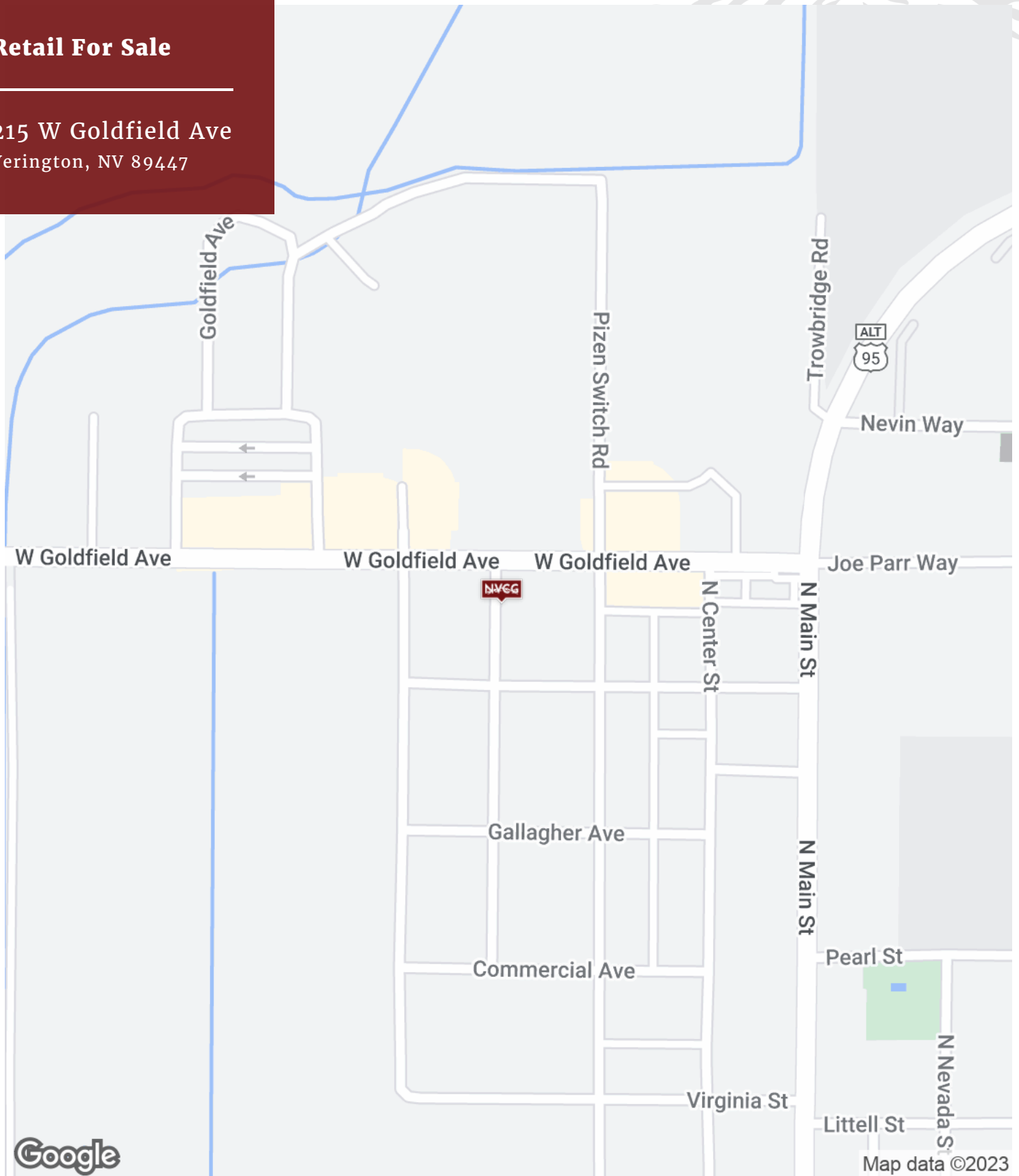
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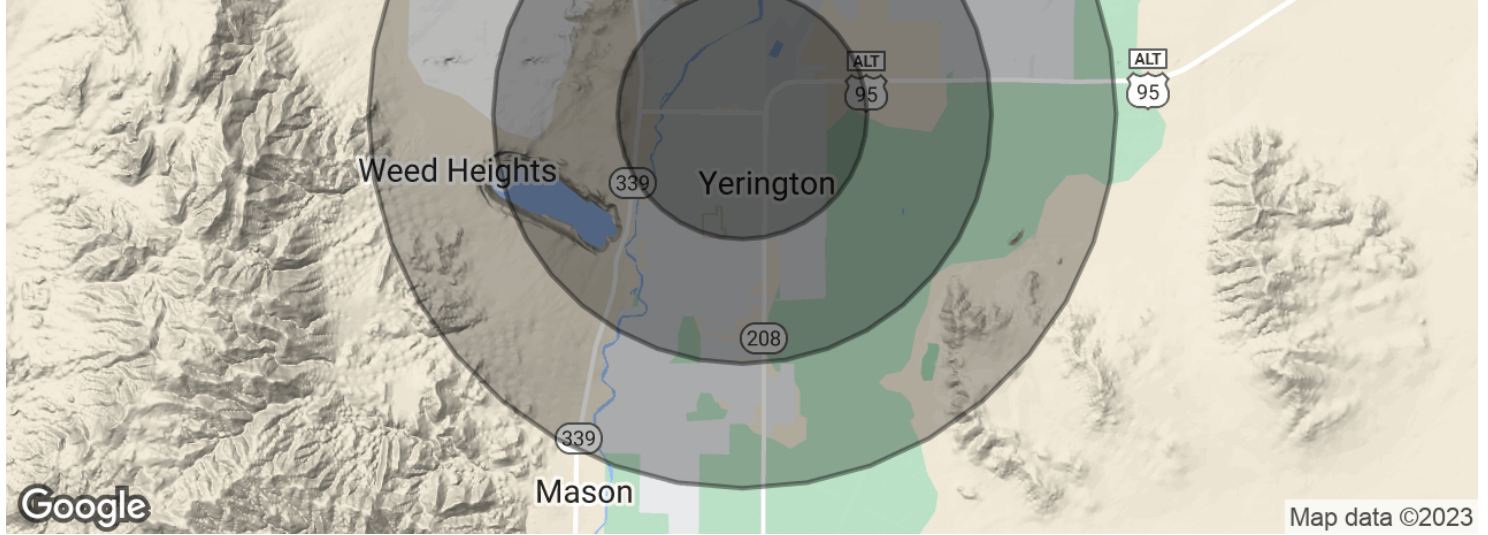
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### Population

	1 Mile	2 Miles	3 Miles
Total Population	1,826	2,523	2,681
Average Age	49.9	50.3	50.8
Average Age (Male)	46.6	47.0	47.2
Average Age (Female)	46.6	46.7	47.5

### Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	890	1,230	1,312
# of Persons per HH	2.1	2.1	2.0
Average HH Income	\$43,641	\$43,603	\$43,443
Average House Value	\$170,859	\$172,055	\$171,492

\* Demographic data derived from 2020 ACS - US Census

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