

# Fully Leased Office Building For Sale!

333 W NYE LN CARSON CITY, NV 89706 | SALE PRICE \$7,510,000 | 6.5% CAP RATE | PRICE PER SF: \$169.51



PRICE  
REDUCTION!



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## Property Summary



## Fully Leased Investment Property!

OCCUPIED BY 2 TENANTS

### Offering Summary

|                        |                    |
|------------------------|--------------------|
| Sale Price   Cap Rate: | \$7,510,000   6.5% |
| Number of Units:       | 3                  |
| Lot Size:              | 2.93 Acres         |
| Building Size:         | 44,304 SF          |
| Year Built:            | 1992               |
| APN:                   | 002-061-30         |
| Zoning:                | RC                 |
| Interior Courtyards:   | 2                  |
| Stories:               | 1                  |

### \*New Roof 2023!

| Rent Roll    | Total Monthly   | Rent: \$67,305.58 |                 |
|--------------|-----------------|-------------------|-----------------|
| SUITE        | A               | B                 | C               |
| TENANT       | STATE OF NEVADA | STATE OF NEVADA   | STATE OF NEVADA |
| MONTHLY RENT | \$35,391.00     | \$9,193.61        | \$22,720.97     |
| LEASE START  | 09/01/2015      | 09/01/2020        | 01/01/2025      |
| LEASE END    | 12/31/2027      | 12/31/2027        | 12/31/2027      |

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## Additional Photos



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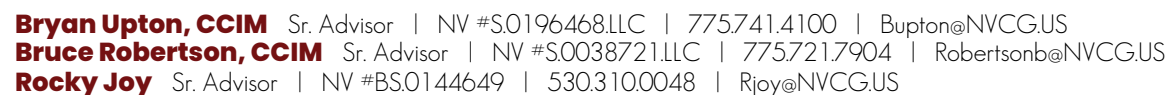
## Additional Photos



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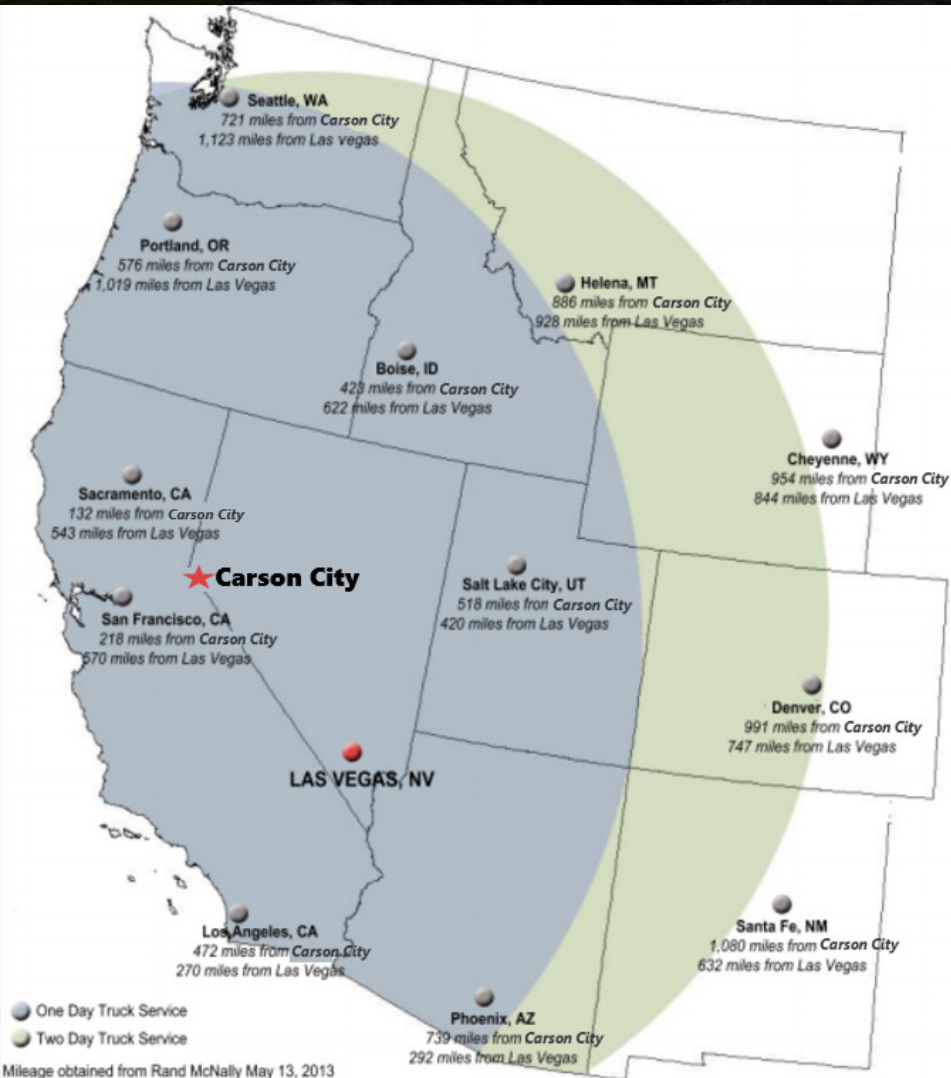
## FLOOR PLAN





# Tax System | TRUCK ROUTE

## THE NEVADA ADVANTAGE



### NEVADA STATE TAX SYSTE

- NO Corporate Income Tax | NO Taxes on Corporate Shares
- NO Franchise Tax on Income
- NO Franchise Tax | NO Personal Income Tax
- NO Inheritance or Gift Tax | NO Unitary Tax | NO Estate Tax
- Competitive Sales and Property Tax Rates!

### GEOGRAPHIC LOCATION & INFRASTRUCTURE

Nevada is a very low regulation and business friendly state. Coupled with a favorable tax environment and robust infrastructure make Nevada the ideal place for business and industry.

### TRANSPORTATION

- Road: Close proximity to I-80, allowing for 1 day shipping to all major west coast cities including Seattle, San Francisco, Los Angeles, Salt Lake City, and Phoenix.
- Rail: Southern Pacific and Union Pacific connect Northern Nevada from the Pacific Coast to America's heartland and beyond.
- Air: Reno-Tahoe International Airport offers efficient and easy access to cargo & travel. The airport serves more than a dozen cities with nonstop flights, and more and 35 cities with a single stop. In addition, more than 114 million pounds of cargo flow through the airport annually.

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## Location Map



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



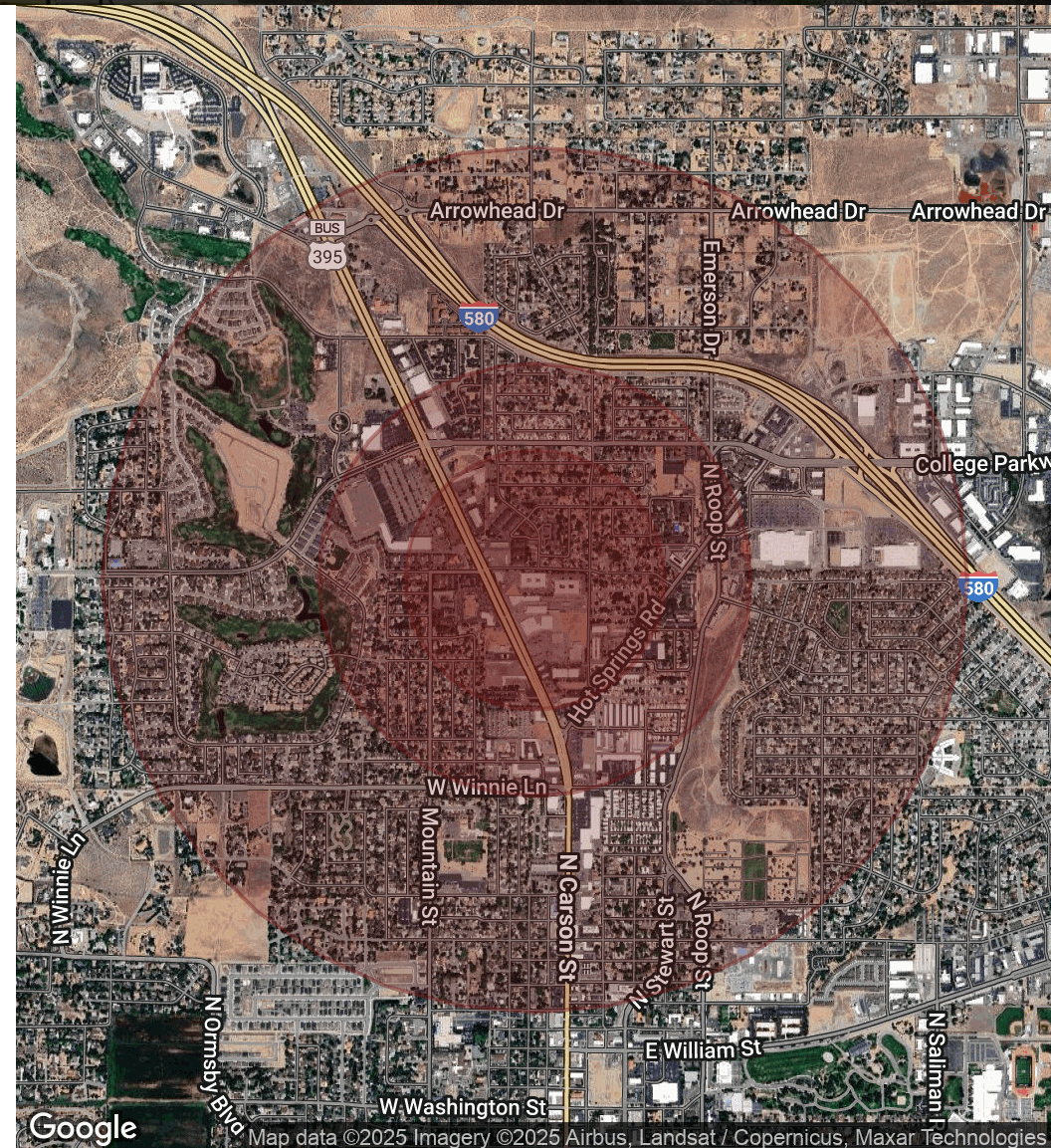


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## Demographics Map & Report

| Population           | 0.3 Miles | 0.5 Miles | 1 Mile    |
|----------------------|-----------|-----------|-----------|
| Total Population     | 1,751     | 4,949     | 13,062    |
| Average Age          | 42        | 41        | 43        |
| Average Age (Male)   | 41        | 40        | 42        |
| Average Age (Female) | 43        | 43        | 44        |
|                      |           |           |           |
| Households & Income  | 0.3 Miles | 0.5 Miles | 1 Mile    |
| Total Households     | 795       | 2,136     | 5,684     |
| # of Persons per HH  | 2.2       | 2.3       | 2.3       |
| Average HH Income    | \$86,205  | \$86,120  | \$89,271  |
| Average House Value  | \$383,965 | \$371,414 | \$406,007 |

Demographics data derived from AlphaMap



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