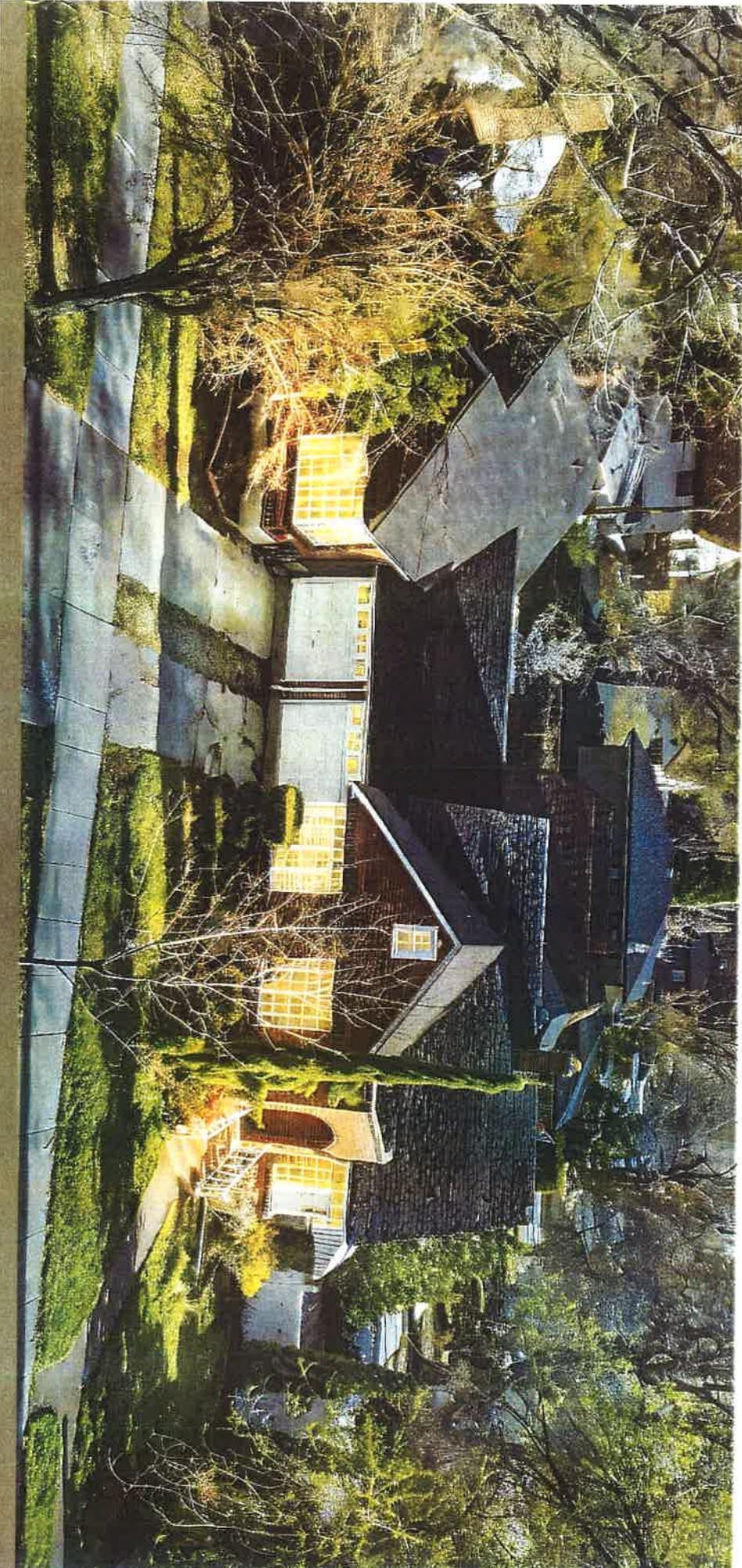


FOR
Sale

OFFERRED AT \$1,300,000.

OWNER FINANCING AT:
4% INTEREST AVAILABLE

590 ST LAWRENCE AVE
RENO NV 89509





Rental Report – 590 St. Lawrence Avenue, Reno NV

Property Overview

Address: 590 St. Lawrence Ave, Reno NV 89509

Neighborhood: Old Southwest / Newlands / Midtown pocket

Zoning: MF14 – Two homes on one corner lot (multi family capable)

Summary: Vintage Midtown adjacent property ideal for dual unit rental strategy or long term Holding.

2 Bedroom Comparables

Address Beds/Baths SF Rent

• 221 W Pueblo St	2/1	800sf	\$1,450
• 42 Caliente St	2/1	800sf	\$1,695
• 730 Gordon Ave	2/1	1150sf	\$2,350
• 782 Forest St	2/1	1121sf	\$2,590
• 1255 Plumas St	2/1	1200sf	\$2,450
• 1645 Shangri La Dr	2/1	1358sf	\$2,800
• 1044 S Arlington Ave	2/2	1240sf	\$2,500

3 Bedroom Comparables

Address Beds/Baths SF Rent

• 1065 Haskell St	3/2	1906sf	\$2,300
• 1626 Hoyt St	3/2	1329sf	\$2,650
• 324 Caliente St	3/1	2400sf	\$2,250
• 1300 Clough Rd	3/3	2310sf	\$4,850
• 2395 Watt St	3/2	1845sf	\$4,995

Rental Pricing Guidance for 590 St. Lawrence Ave

2 Bedroom Unit (1,000–1,200 SF): Target \$2,350 – \$2,600 / mo; stretch to \$2,700–\$2,800 if renovated or premium. 3 Bedroom Unit (1,300–1,800 SF): Target \$2,600 – \$2,900 / mo; higher if furnished or luxury condition.

Strategic Recommendations

- Highlight Midtown walkability, vintage charm, and dual unit flexibility.
- Separate leasing of front/back units can maximize gross rent.
- Renovation or light staging can justify higher rent tiers.
- Market with high quality photography, outdoor amenities, and pet friendly features.
- Include Tenant Guidebook details on neighborhood and transit for value appeal.

BOTH 588 and 590 St. Lawrence:

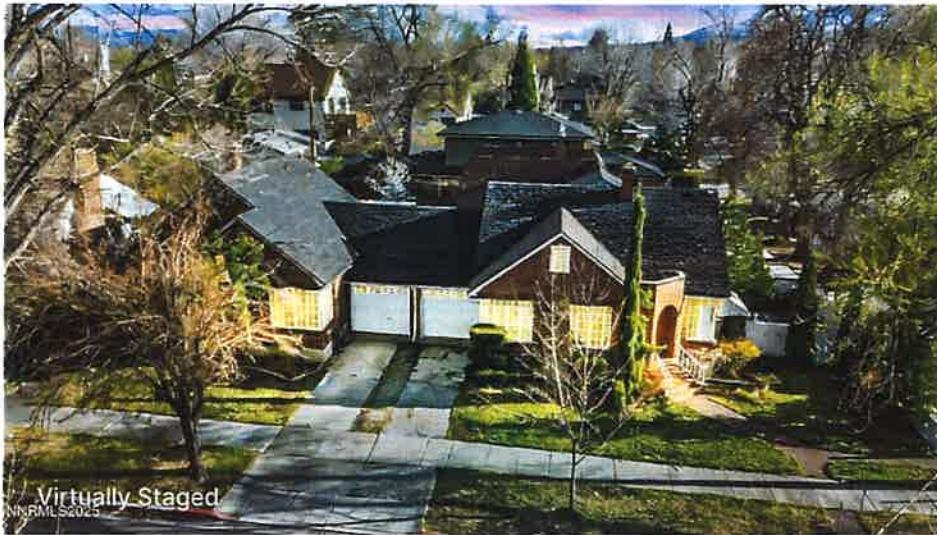
Estimated Potential Rental Income: \$5,000 to \$6000 per month

Summary

Well located in Reno's Old Southwest, this property supports **premium** rent levels between \$2,400–\$2,900 depending on layout and finish. Strong walkability, dual unit layout, and character architecture position it as a **high yield Midtown investment**.

590 St Lawrence Avenue
Reno, NV 89509

\$1,300,000



Brought to you as a courtesy of:



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License Number: B.29552



Basics

Beds	5
Baths Full	4
Baths	5
Living Area	3406

Features

Interior Features:	In-Law Floorplan	•
	None	
Exterior Features:	None	

Lot Features:	Corner Lot	•
	Landscaped	•

Level

Details

Sub Type	Single Family Residence
Elementary School	Mt. Rose
Middle/Jr School	Swope
High School	Reno

Garage Spaces	2
Tax Annual Amount	1495
Association	No
Stories	2

Senior Community	No
Year Built	1940
Lot Acres	0.12
Waterfront	No

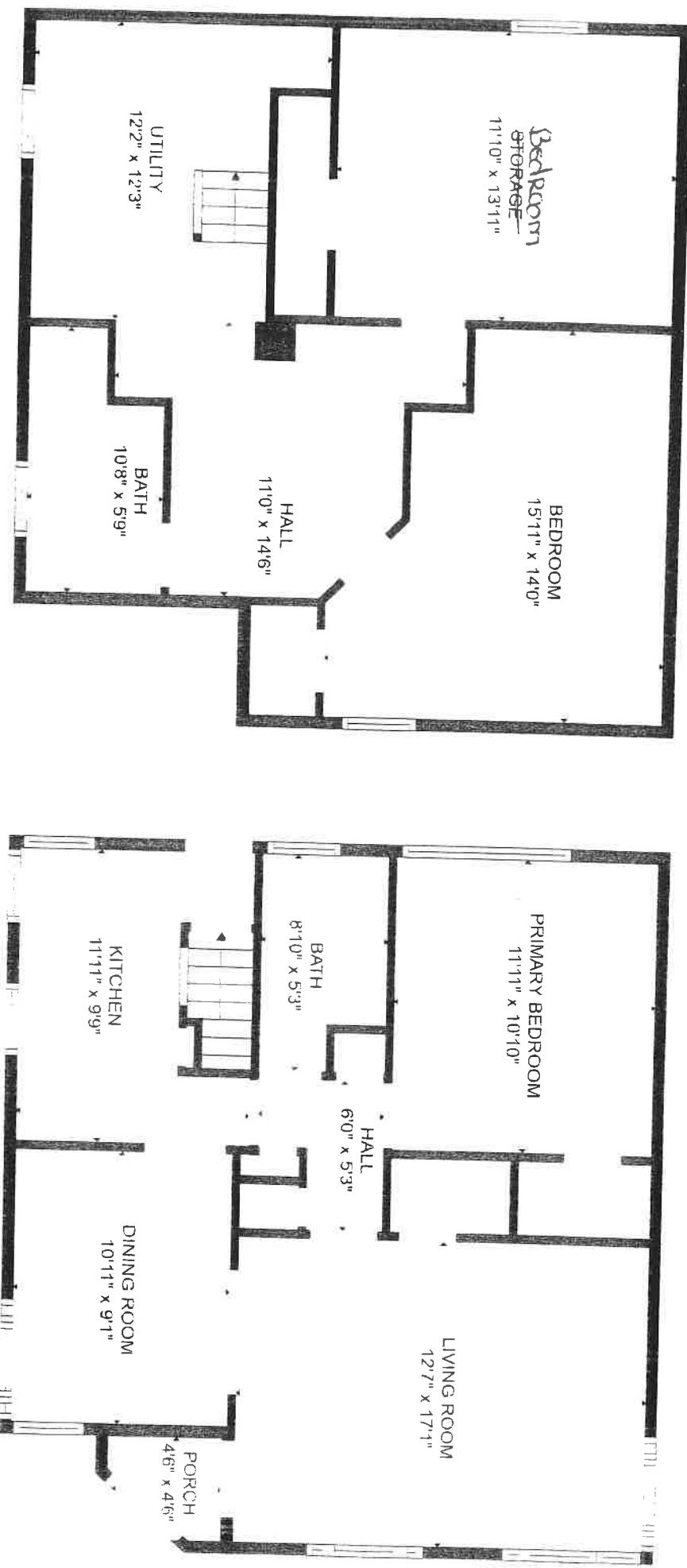
Remarks

2 homes on 1 Lot. OWNER FINANCING terms AT 4 percent interest rate. Property has suffered maintenance and is ready for updates! Owner financing at a 4 percent interest rate can be beneficial to help buyers' complete repairs and improvements while enjoying the property. NOTE / TOWNHOME: Current Zoning offers a townhome development opportunity, possibly allowing a Buyer to create individual units that may be sold separately in the future. This is MF14 zoning - with TWO homes on a corner lot in the charming Newlands District of Old Southwest Reno! A rare opportunity to own a charming vintage-style multi-generational family property. This 1940's unique gem features original hardwood floors, archways, and classic sconces and finished and/or partially finished separate basement areas that add valuable space, while the private fenced deck provides the perfect setting for outdoor dining and entertaining. The main home at 590 St. Lawrence offers approximately 1,867 sq. ft. including the finished basement. The main level features a living room, dining area, one bedroom, one full bath, and a Galley kitchen. Downstairs, you'll find a second bedroom, bonus room, three-quarter bath with walk-in shower, laundry area, and mechanical closet. Upstairs includes a loft-style bedroom, powder 1/2 bath, and flexible bonus spaces. The guest house at 588 St. Lawrence offers approximately 1,539 sq. ft. including a partially finished basement. The main level includes a living room, dining area, one-bedroom, full bath, and Galley kitchen. The basement level has two

590 Saint Lawrence | Floorplan



588 Saint Lawrence | Floorplan



FLOOR 1

FLOOR 2

RENO NEVADA

HISTORICAL DISTRICT "NEWLANDS TERRACE"

OWNER FINANCING AT 4% interest available! Property has differed maintenance and is ready for updates! Owner financing at a 4% interest rate can be beneficial to help buyers complete repairs and improvements while enjoying the property.

- MULTI GENERATIONAL HOME
- MF14 ZONING

- INCOME PROPERTY
- 2 HOMES, 1 LOT
- TOWNHOME DEVELOPMENT OPPORTUNITY



NOTE / TOWNHOME: Current Zoning offers a townhome development opportunity, allowing a Buyer to create individual units that may be sold separately in the future.

590 St. Lawrence Ave - MF14, zoning -TWO homes on one corner lot in the charming Newlands District of Old Southwest Reno! A Rare opportunity to own a charming vintage-style Multi Generational family property. This 1940's unique gem features original hardwood floors, archways, and classic sconces. The updated kitchen is bright and stylish. The finished and/or partial finished separate basement areas add valuable space, while the private fenced deck provides the perfect setting for outdoor dining and entertaining.. The main home is 590 St. Lawrence which offers approximately 1,867 sq. ft. including the finished basement. The main level features a living room, dining area, one bedroom, one full bath, and a Pullman kitchen. Downstairs, you'll find a second bedroom, bonus room, three-quarter bath with walk-in shower, laundry area, and mechanical closet. Upstairs includes a loft-style bedroom, powder 1/2 bath, and flexible bonus spaces. The guest house at 588 St. Lawrence offers approximately 1,539 sq. ft. including a partial unfinished basement. The main level includes a living room, dining area, one bedroom, full bath, and Pullman kitchen. The basement level has two additional bedrooms, a three-quarter bath with shower, and laundry/mechanical area. Exterior is all brick, and the home sits proudly on the corner of Nixon and St Lawrence.

PERFECT for Multi Generational Family, extra guest house unit, separate Office Space for working from home, or income property! A truly special place to live, invest, or both!



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