

Office/Retail For Sale | 605 HWY 50 , Zephyr Cove, NV 89448

Property Summary



VIDEO

Property Description

Great tourist traffic: close to timeshares, vacation rentals, Heavenly Ski Resort, Zephyr Cove Beach & Resort, parks and casinos. Great exposure on the main road from South Lake Tahoe to North Lake Tahoe/Carson City/Reno.

Property Highlights

- Built in 1977, Fully Remodeled
- Opportunity for Retail/Office uses
- Common Restrooms
- 2 Residential Short Term Rentals
- Tenant Mix Includes a Restaurant Space and Multiple Office Users

Offering Summary

Sale Price:	\$1,975,000
CAP Rate:	6.1%
NOI:	\$120,526
Lot Size:	0.44 Acres
Building Size:	6,562 SF
Zoning:	C-1
APN:	1318-10-417-051

Demographics	1 Mile	3 Miles	5 Miles
Total Households	499	2,226	7,076
Total Population	969	4,524	15,798
Average HH Income	\$169,555	\$142,687	\$120,355

Rocky Joy Sr. Advisor | NV #BS0144649 | 530.310.0048 | Rjoy@NVCG.us

Bryan Upton, CCIM Sr. Advisor | NV #S0196468.LLC | 775.741.4100 | Bupton@NVCG.us



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Additional Photos



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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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Annual Property Data

Annual Property Operating Data

605 HWY 50

Purpose	Pro Forma
Name	605 HWY 50
Location	
Property Type	Retail
Date	18 June 2026
Square Feet	6,562

Price	\$1,975,000
-Loans	0
Down Payment	1,975,000
+Acq Costs	0
+Loan Points	0
Investment	1,975,000

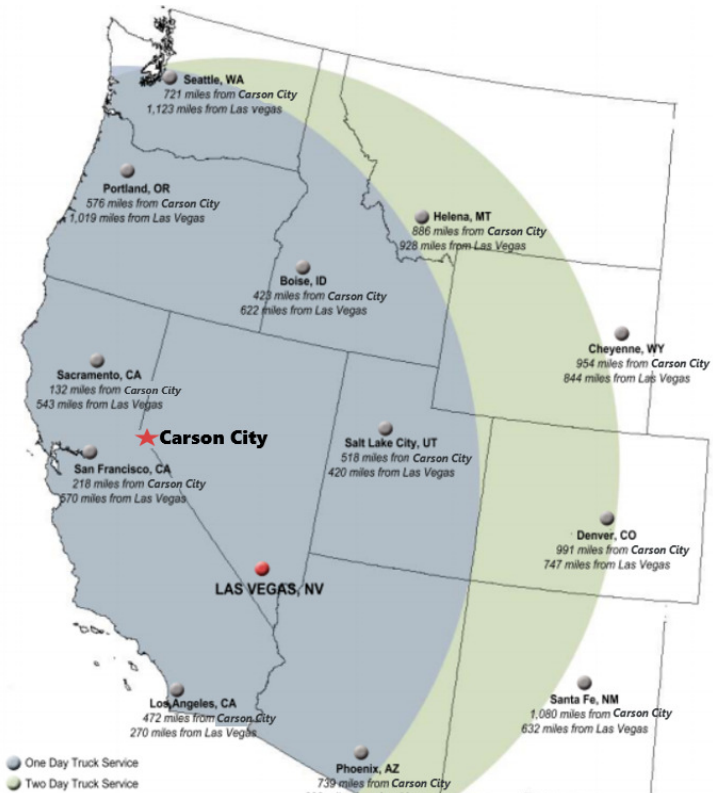
	\$/SqFt	% of GI	Annual \$
Gross Income			
Unit 1	\$8.69	33.0%	\$57,000
CAM	2.30	8.7%	15,066
Unit 5 Air BNB 21 Days/Mo	4.99	19.0%	32,760
Unit 6	3.66	13.9%	24,000
Unit 9	0.91	3.5%	6,000
CAM	0.27	1.0%	1,800
Unit 10	0.87	3.3%	5,700
CAM	0.37	1.4%	2,400
Unit 11	1.14	4.3%	7,500
Unit 12 - Currently Vacant	1.46	5.6%	9,600
CAM	0.27	1.0%	1,800
Unit 13	1.37	5.2%	9,000
Total Gross Income	\$26.31	100.0%	\$172,626
- Vacancy & Credit Loss	1.32	5.0%	8,631
Effective Income	\$24.99	95.0%	\$163,995
Less: Operating Expenses			
Property Taxes	1.22	4.7%	8,034
Insurance	1.13	4.3%	7,414
Administration Expense	0.58	2.2%	3,806
Janitorial	0.92	3.5%	6,061
Fire Sprinklers	0.28	1.1%	1,864
General	0.02	0.1%	156
Snow Removal	0.21	0.8%	1,400
Plumbing	0.11	0.4%	705
Utilities	2.14	8.1%	14,029
Total Operating Expenses	\$6.62	25.2%	\$43,469
Net Operating Income	\$18.37	69.8%	\$120,526

Capitalization Rate	6.10%
Gross Income Multiplier	11.44
Cash on Cash	6.10%
Price/SqFt	\$301

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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.

Nevada State Tax System

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

Transportation

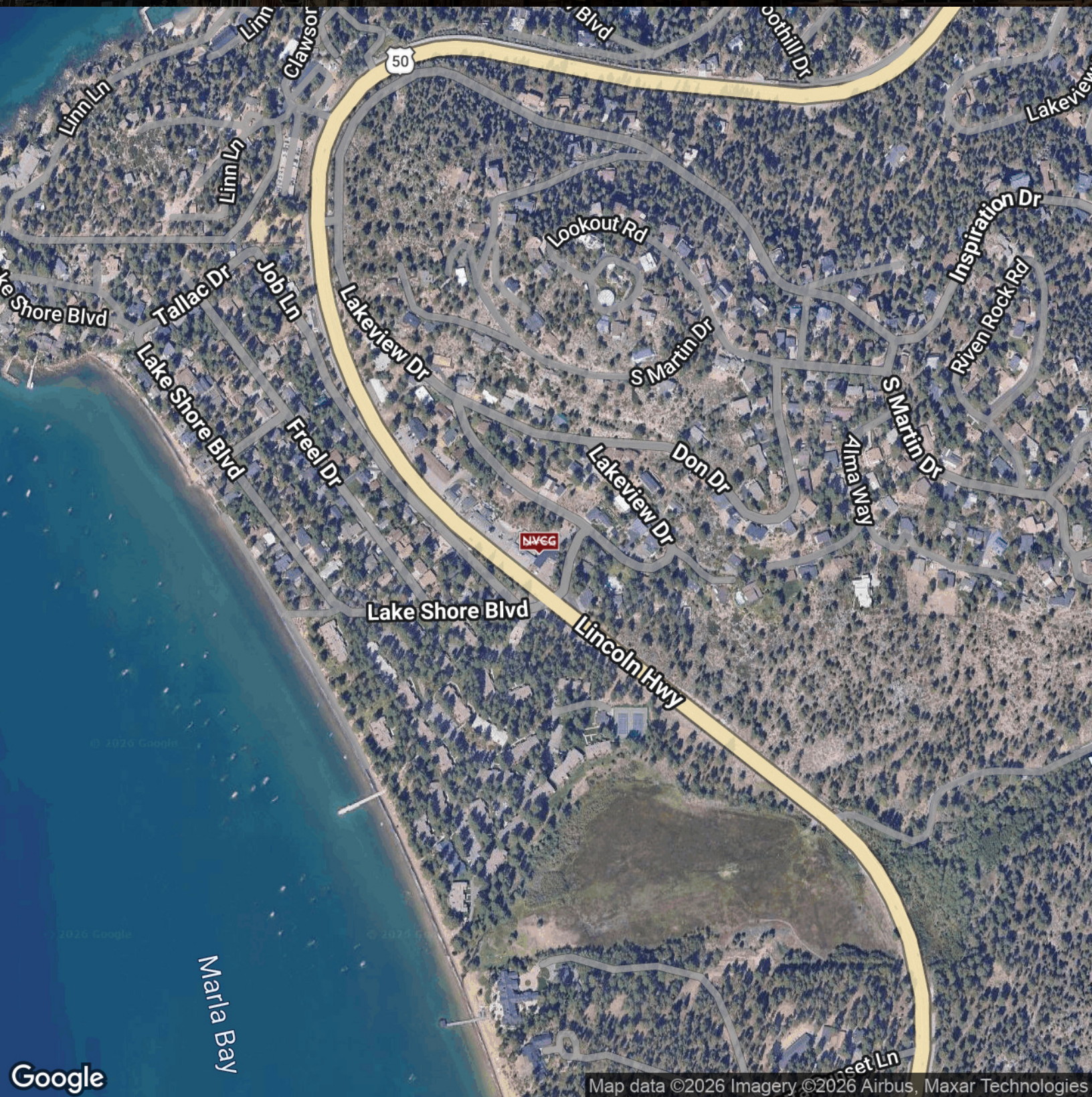
- Road: Close proximity to I-80, allowing for 1 day shipping to all major west coast cities including Seattle, San Francisco, Los Angeles, Salt Lake City, and Phoenix.
- Rail: Southern Pacific and Union Pacific connect Northern Nevada from the Pacific Coast to America's heartland and beyond.
- Air: Reno-Tahoe 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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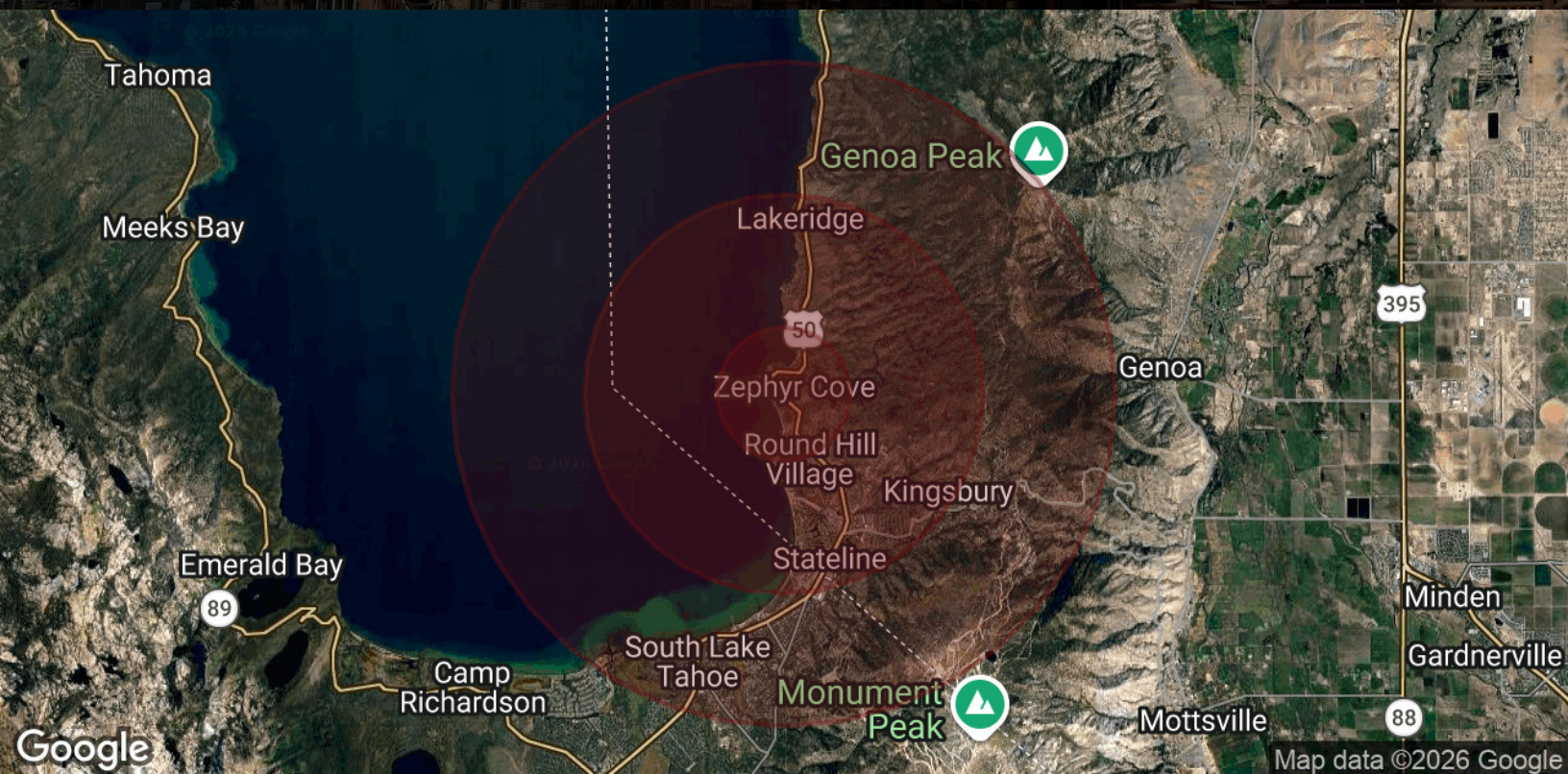
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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	969	4,524	15,798
Average Age	53	50	43
Average Age (Male)	54	51	43
Average Age (Female)	52	49	43
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	499	2,226	7,076
# of Persons per HH	1.9	2	2.2
Average HH Income	\$169,555	\$142,687	\$120,355
Average House Value	\$1,293,904	\$1,163,354	\$954,913

2020 American Community Survey (ACS)

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