

53 Laxalt Drive | Mound House, NV 89706

FOR SALE



Offering Summary

Sale Price:	\$1,387,500
Price Per Square Foot:	\$185
Lot Size:	1 Acres
APN:	016-164-03
Building Size:	7,500 SF
Includes:	4 Offices Break Room 2 Storage Areas + 3 Restrooms Inspection Room
3 grade level doors:	(1) 10' x 10' (1) 12' x 12' (1) 12' x 14'
Power:	400 AMPS 208v 3-Phase

Samuel Douglass, CCIM Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.US

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



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EXTERIOR PHOTOS



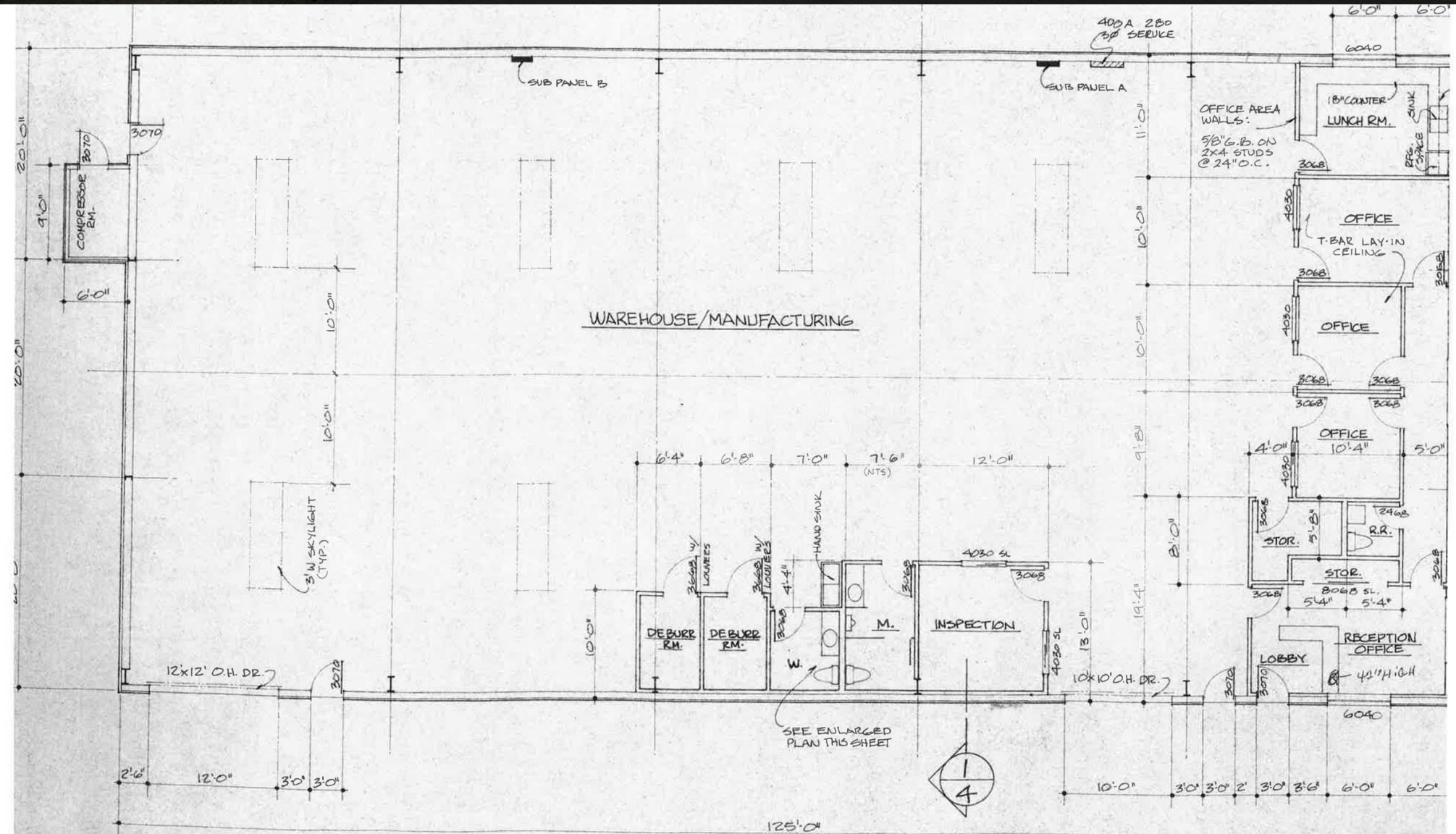
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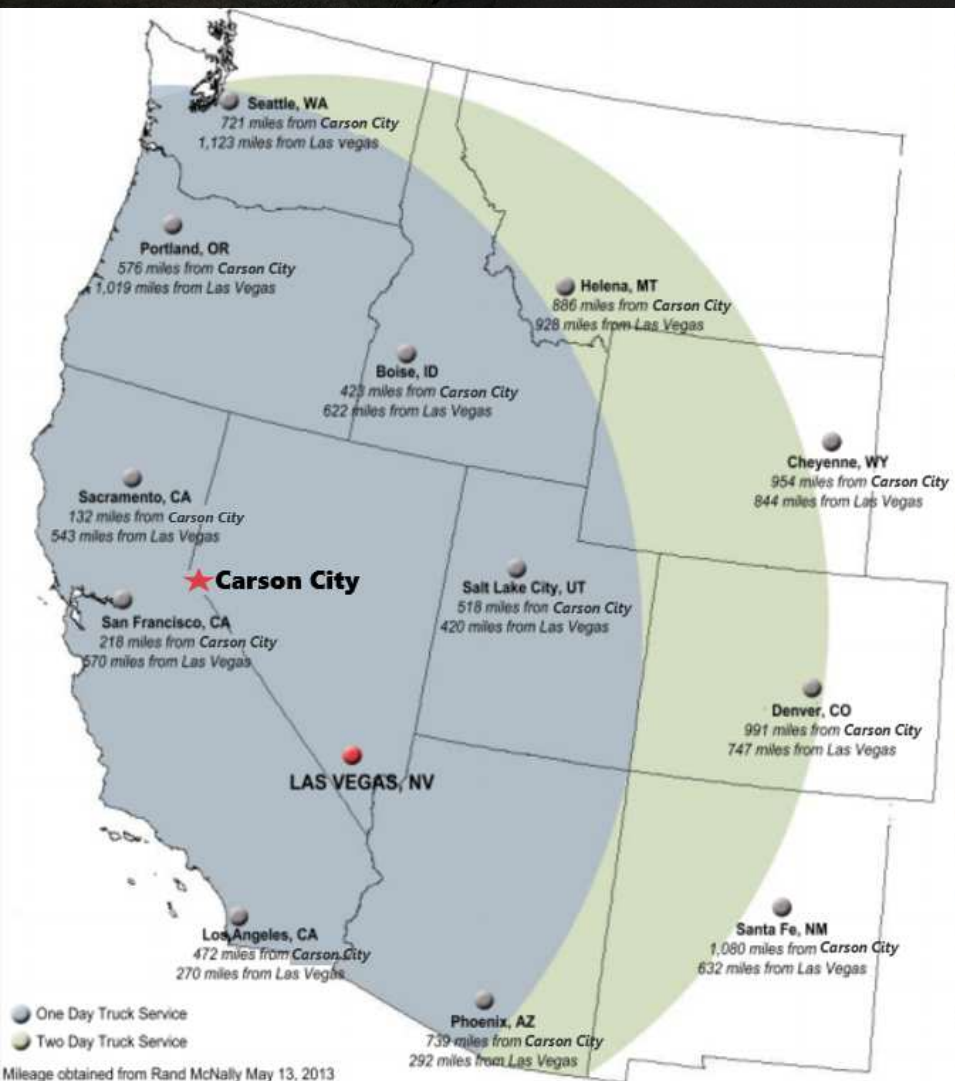
FLOOR PLAN



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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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Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	21	63	219
Average Age	45	45	45
Average Age (Male)	45	45	45
Average Age (Female)	45	45	45

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	8	25	88
# of Persons per HH	26	25	25
Average HH Income	\$93,516	\$93,516	\$92,712
Average House Value	\$363,800	\$363,741	\$360,827

Demographics data derived from AlphaMap

