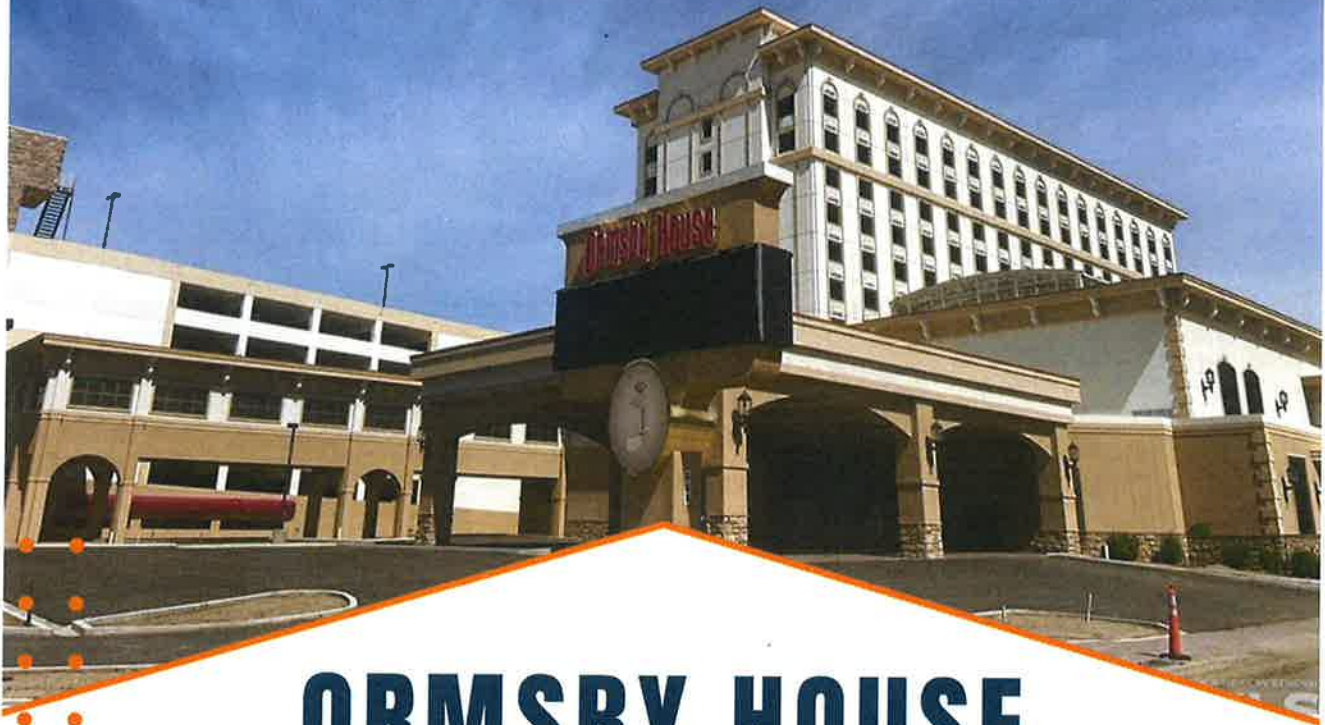




COLDWELL BANKER

SELECT
REAL ESTATE



ORMSBY HOUSE

For Sale



The Ormsby House is an iconic historical Northern Nevada landmark centrally located in Carson City, the heart of the Nevada State capital.



(775)720-8501



Bob@Nevadastyle.net



S.0033860



Bob Fredlund

Hospitality For Sale

-Ormsby House-



Custom Table Headline

Property Name:	Ormsby House
Sale Price:	Subject To Offer
Property Type:	Hotel/Casino Mixed Use
Total SF:	184,184 SF/10 Stories
Rooms:	110
Parking Garage:	146,040 SF 7 Stories - 400 Spaces
# Of Buildings:	2
APN:	003-092-03, 04, 05 & 003-093-05
Lot Size:	3.18 Acres
Zoning:	Downtown - Mixed Use (DTMU)
Year Built:	1970
Renovation:	Ongoing
Construction:	Steel Frame
Addresses:	600 & 720 S. Carson St., & 600, 702 S. Curry St.

Hospitality For Sale

Subject To Offer



Property Description

The Ormsby House has been a landmark in Carson City since 1970. The main building has approximately 100,000 square feet of commercial space and 9 stories of rooms, mixed use, and/or Car-office space. The parking garage is 146,040 square feet that is made up of 7 stories. The basement features 7,662 square feet of commercial and 1,395 square feet of office. Also included in the offering of 3.18 acres are the two vacant parcels to the south (.79 acres). The zoning of downtown/Mixed Use (DTMU) allows for many uses including hotel/casino, office, multi-family, retail, and many other uses.

The property is currently undergoing renovation. The main building of 184,184 square feet has all new mechanical, electrical, and plumbing systems with newer roof. The Ormsby House qualifies for an unlimited gaming license.

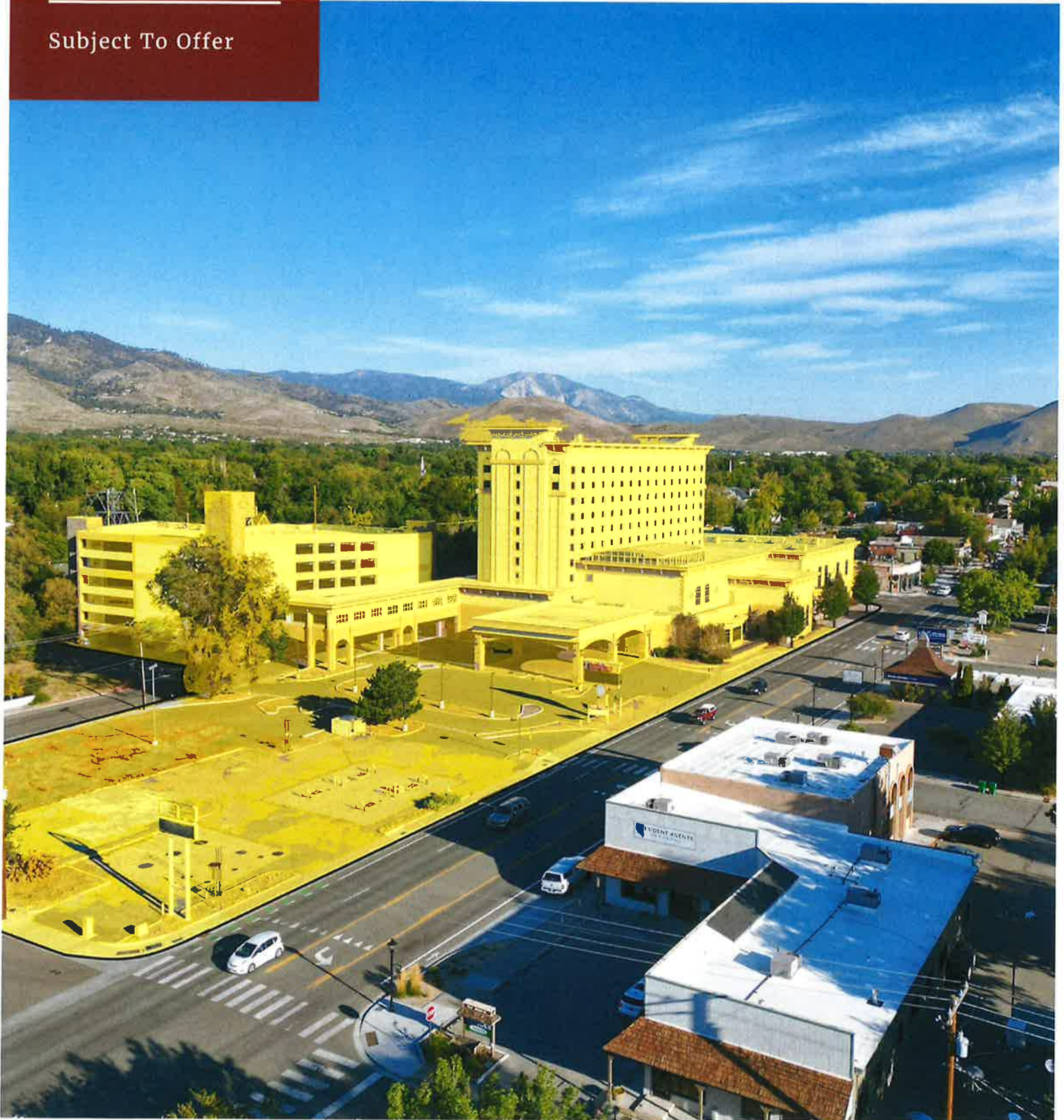
Location Description

The Ormsby House is located adjacent to the State's Capitol Complex, which houses the Governor's Office, the Legislative Building, the Nevada State Supreme Court, the Attorney General's Office, and the Secretary of State Office. It is also near the center of downtown Carson City, which offers many restaurants, retail services, and office uses.

Carson City is a business friendly city that is anxious to see the property completed with good tenants. Carson City is Nevada's State Capitol and is in close proximity to Reno and Lake Tahoe. Carson City residents enjoy a great quality of life with numerous outdoor activities such as world class skiing, golfing, hiking, fishing, mountain biking, backpacking, and boating. Lake Tahoe and Reno are a 20 minute drive away.

Hospitality For Sale

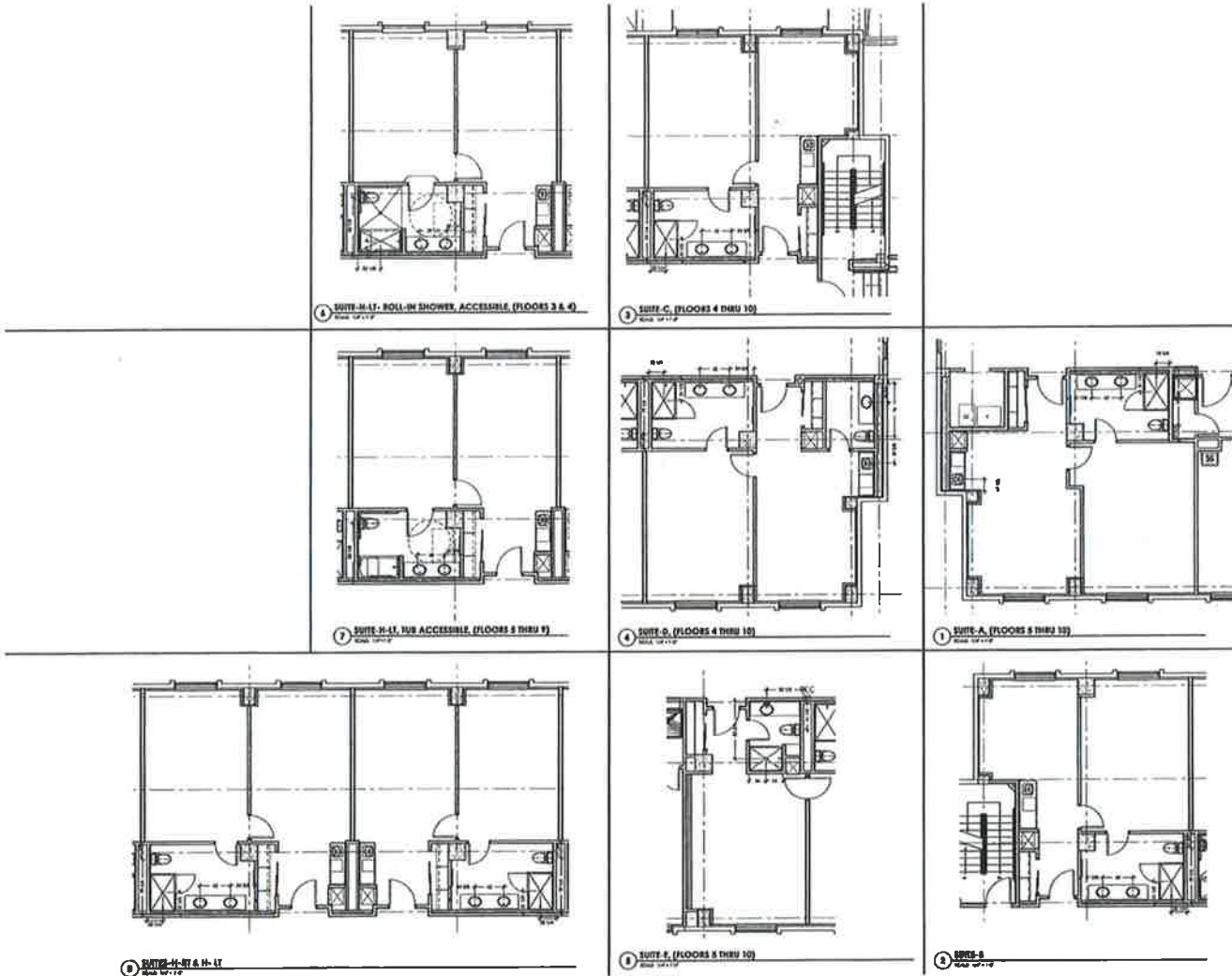
Subject To Offer



Hospitality For Sale

-Ormsby House-
600 S. Carson Street,
Carson City, NV 89701



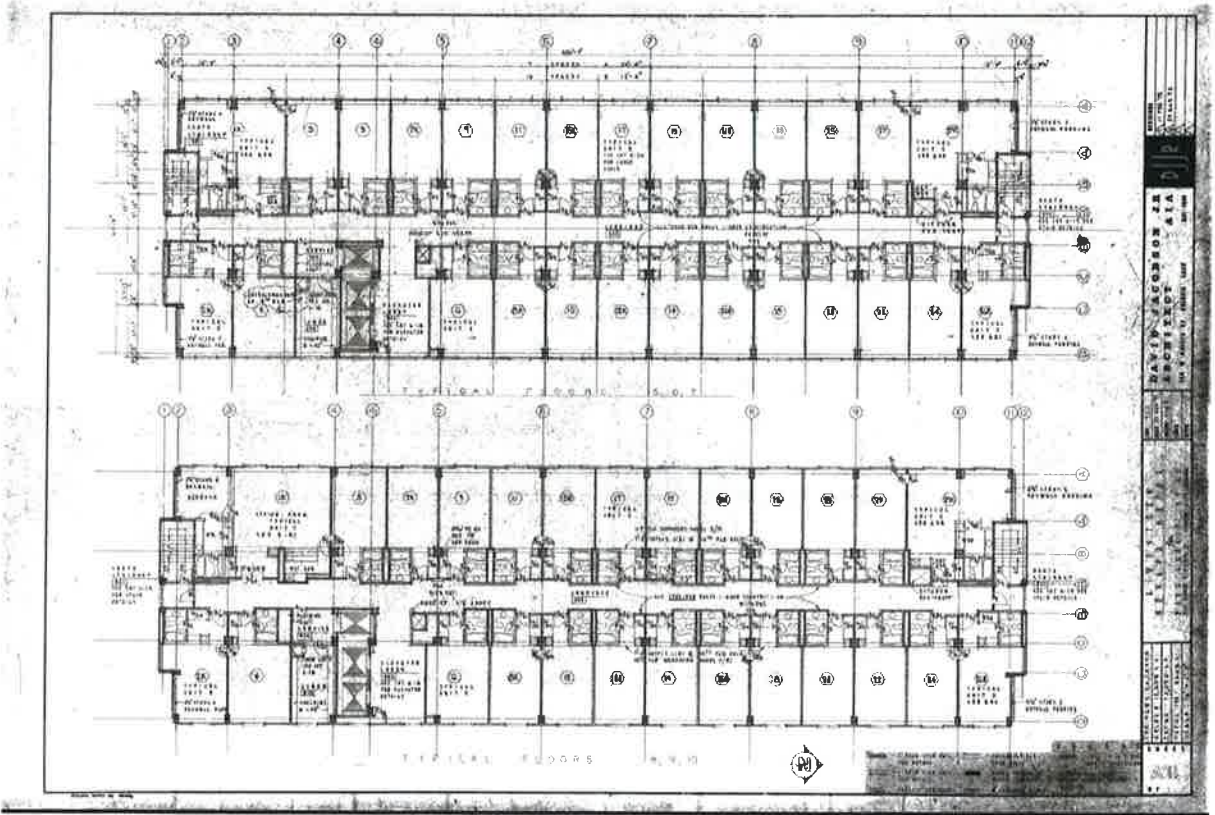
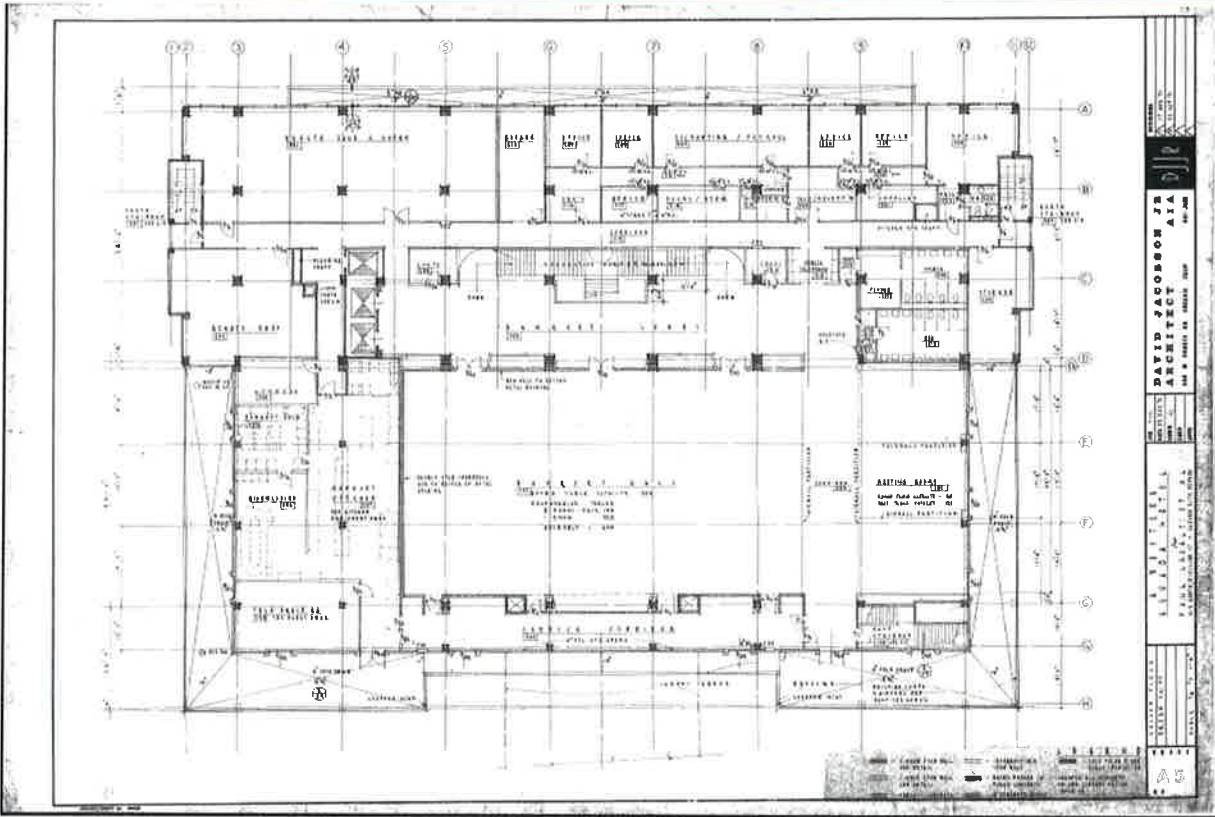


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Project No. 100-100000
Scale: 1/4" = 1'-0"

DATE: 01-20-11

A10.14



Hospitality For Sale

Subject To Offer

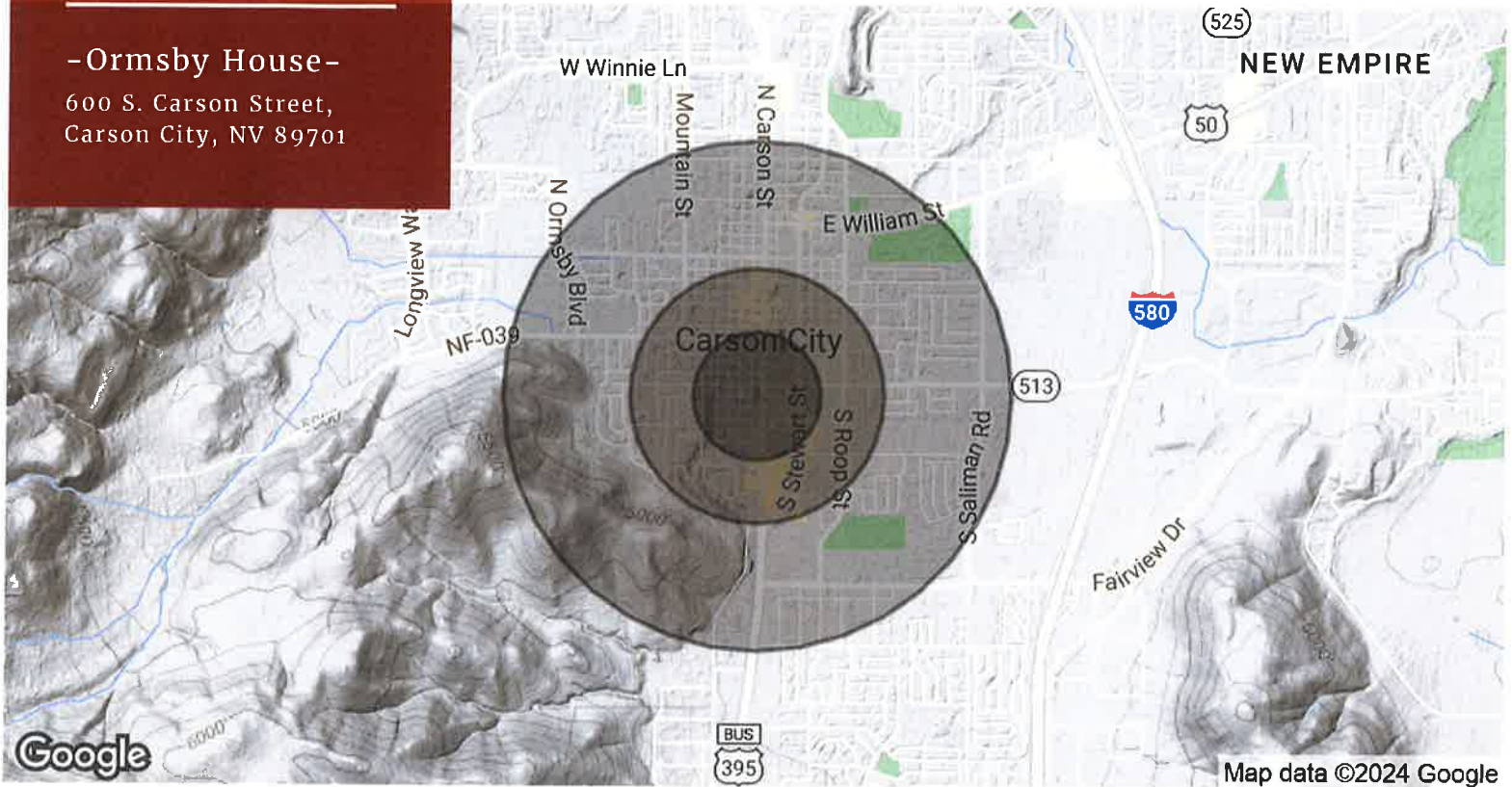


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Hospitality For Sale

-Ormsby House-

600 S. Carson Street,
Carson City, NV 89701



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	691	2,816	8,691
Average Age	50.3	47.1	42.1
Average Age (Male)	52.8	49.8	43.6
Average Age (Female)	46.2	43.5	40.4
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	410	1,583	4,417
# of Persons per HH	1.7	1.8	2.0
Average HH Income	\$58,708	\$58,991	\$59,258
Average House Value	\$293,271	\$286,026	\$266,847

* Demographic data derived from 2020 ACS - US Census