



### Beautiful West Side Property!

- Two Story Office Building w/ Elevator!
- First Floor: 1,754 SF
- Second Floor: 2,302
- Built in 1995 with Updated Features!
- RO Zoning
- Prime West Side Carson City Area!
- To be Sold Vacant!
- High visibility and easy access
- Well-suited for professional services
- Annual Taxes: \$7,854.43
- Power & Utilities: The building is equipped with 110-volt wiring throughout, with an additional 220-volt outlet located upstairs in the spacious east-side room. Previously used as a conference room, this versatile space currently functions as a lab, offering flexibility for various uses.

### Upcoming Upgrades:

- Downstairs: Flooring & Paint
- Upstairs Lab: Flooring & Paint

### Offering Summary

Sale Price:	\$1,200,000
Parking Fee (9 Spaces):	\$284.20
Building Size:	4,056 SF

### Parking

The property includes a contract securing parking spaces, for a total of 9 spaces. The parking agreement is flexible and can be terminated with a 30-day notices. \$284.20/MO

### Latest Updates

- Roof: July 2022 with 30 Year Warranty
- Exterior Paint: July 2017
- Original Otis Elevator (1995) Maintenance Date: October 2024
- 2 NEW AC Condensers (2023). Last Maintenance Date: June 2024
- Windows: Original to the building, all screens replaced 2023
- Stripping & Sealing Parking Lot: August 2023
- North Entrance Concrete Replacement: 2022 & 2024

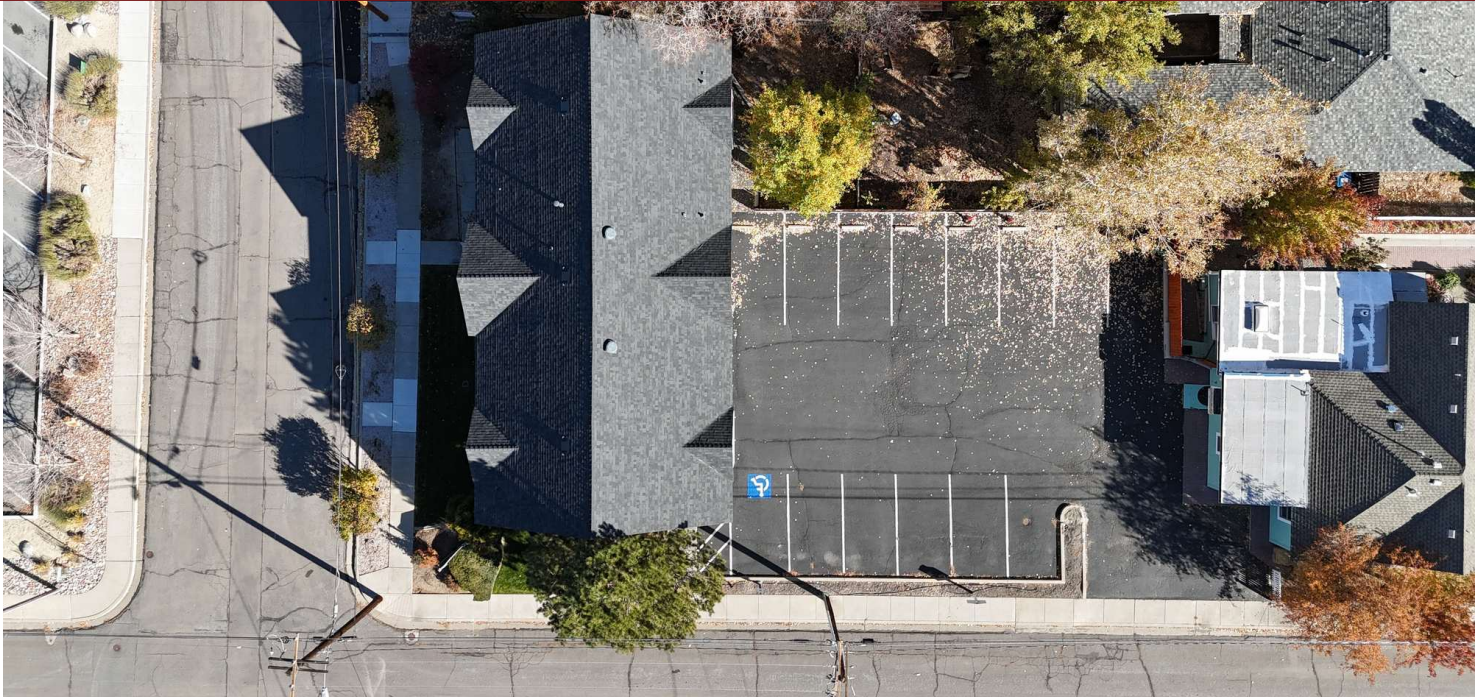
### Ale Moncada, CCIM

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Office For Sale | 415 W Sophia St | Carson City, NV 89703

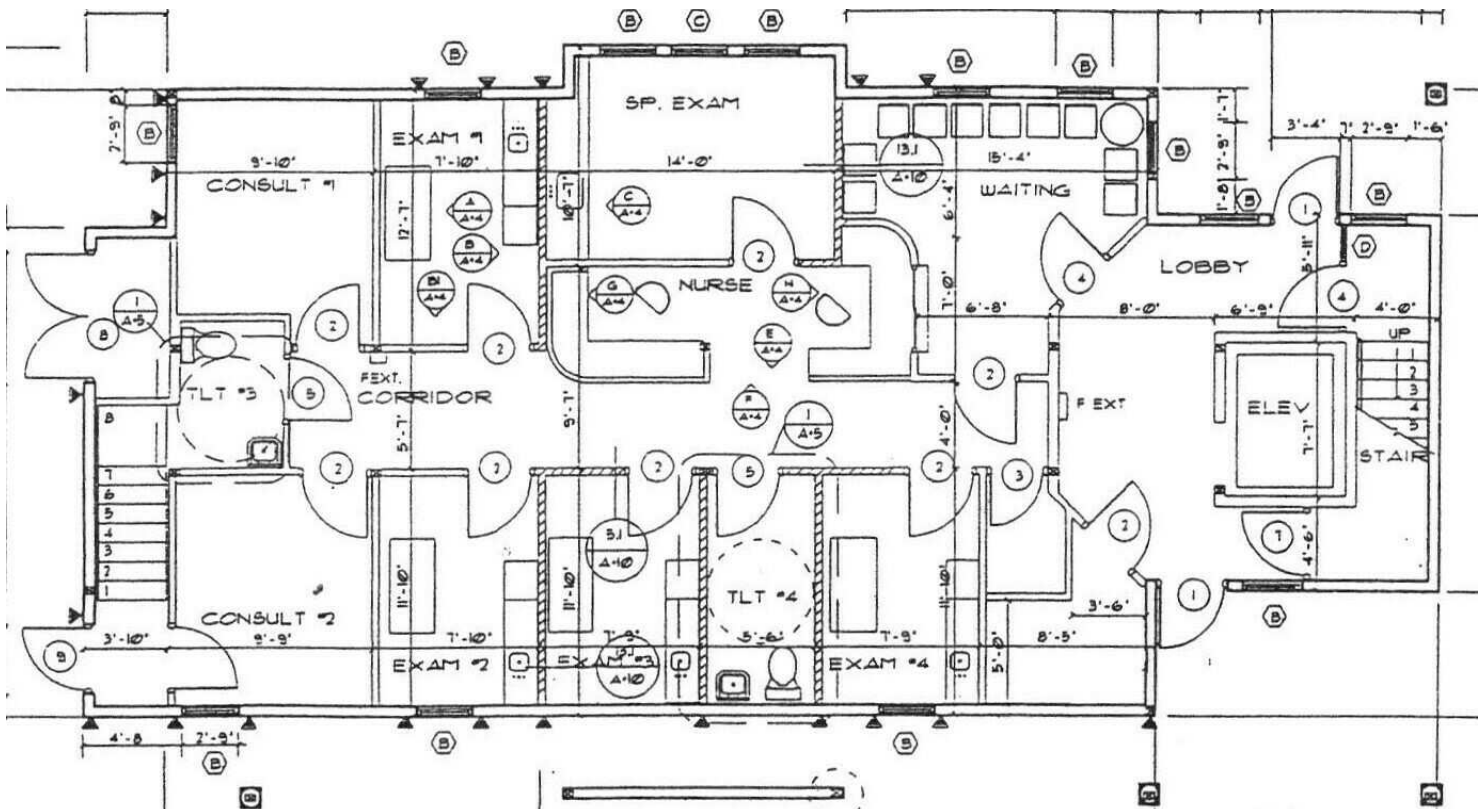
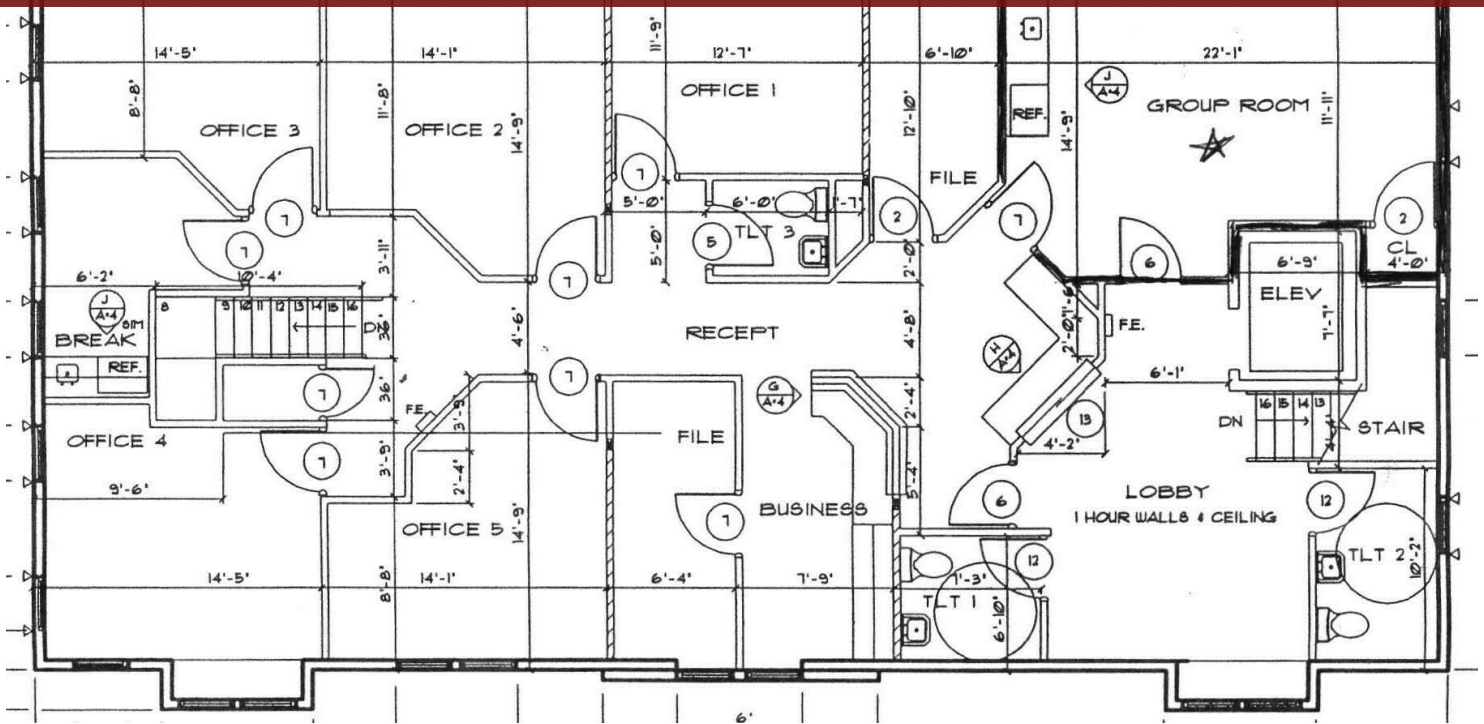


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Architect's Original Floor Plan | Top: Upstairs 2,302 SF | Bottom: Downstairs 1,754 SF



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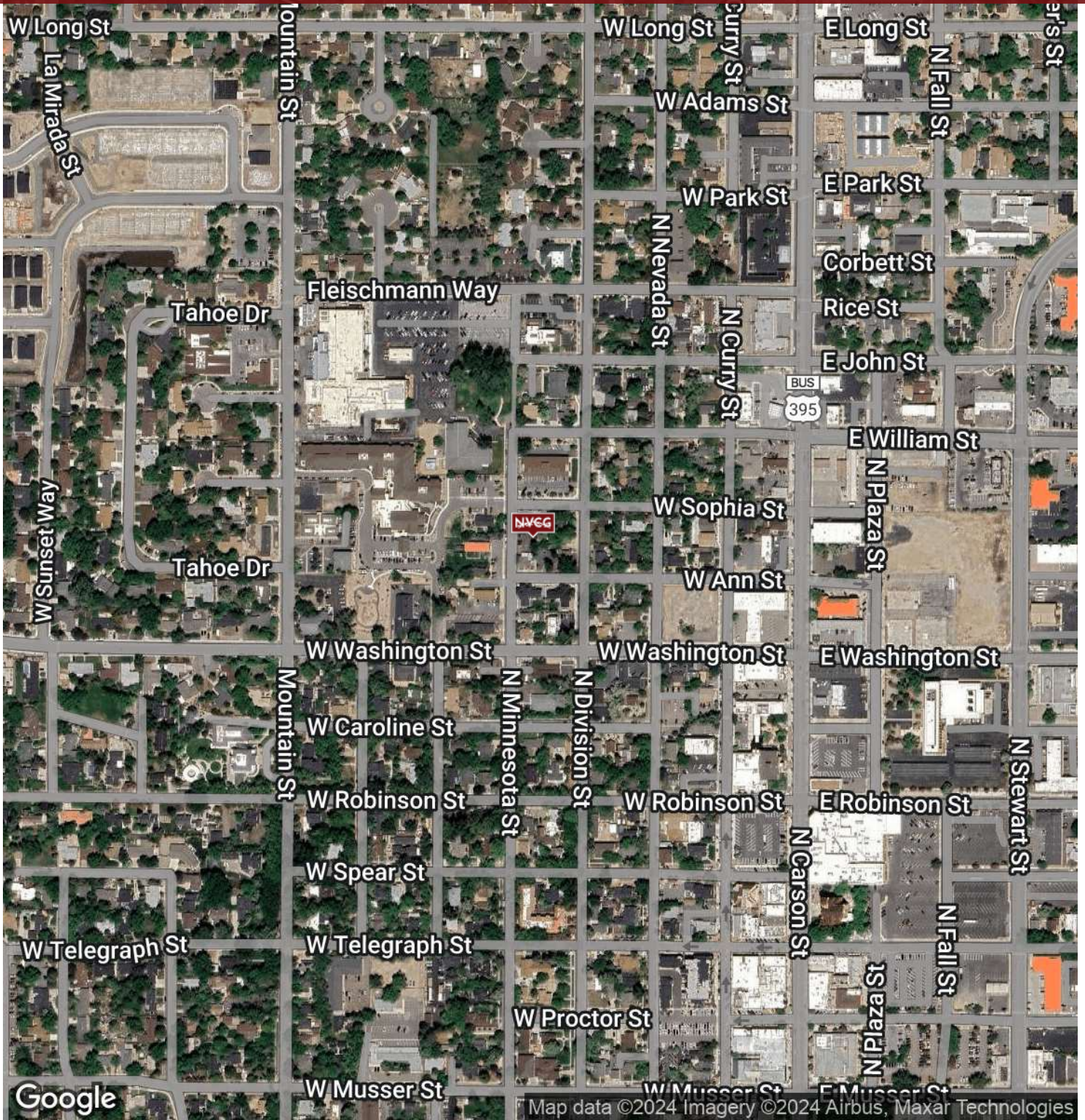
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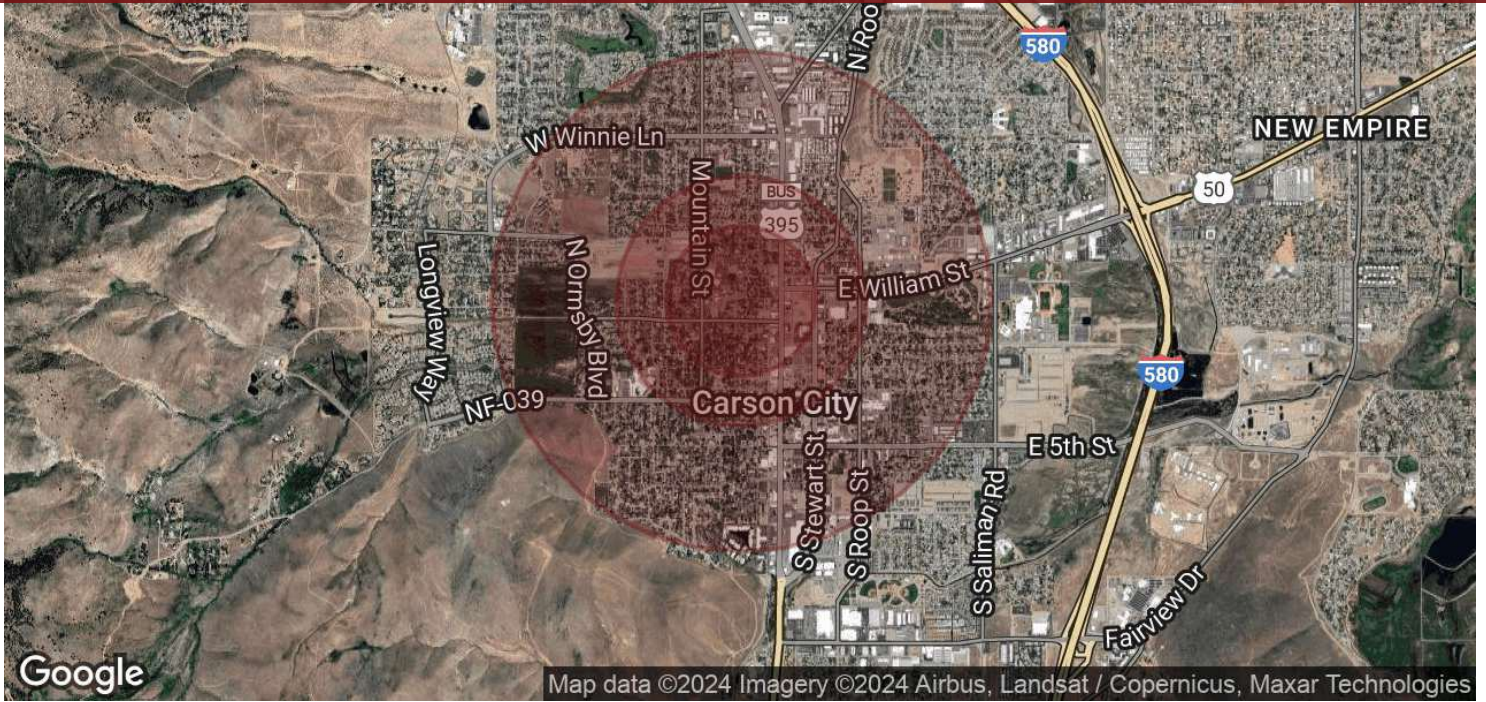
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<b>Population</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Population	844	2,704	11,800
Average Age	48	47	44
Average Age (Male)	48	47	43
Average Age (Female)	48	48	45
<b>Households &amp; Income</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	411	1,342	5,463
# of Persons per HH	2.1	2	2.2
Average HH Income	\$103,475	\$97,837	\$89,699
Average House Value	\$486,797	\$460,015	\$412,980

Demographics data derived from AlphaMap

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