

## Property Summary



### Property Description

Located on the north shore of Lake Tahoe in the heart of Incline Village, Nevada. High barrier entry into the market. Located in the service area of Incline Village across the street from the North Lake Tahoe Fire Department, down the street from the boat service business and other service related business. located in between Lakeshore Drive and south of Highway 28/Lake Tahoe Boulevard close to all commercial services in the village. Concrete block construction that was built to accommodate a second floor at the time of 1985 construction. Unsure of today's codes to allow a second floor. This has been an operating 3-bay service repair garage, small office with a metal storage container used for containment storage. Overhead industrial shop heater supply's the building. All BMP's (Best Management Practice's) in place. This has been home to Tanager Street Auto Service for the past 25+ years.

### Property Highlights

- 1,500SF Shop Space in Incline Village
- High Barrier Entry to market
- Well Located in Incline Village
- Fully Leased

### Offering Summary

Sale Price:	\$1,400,000
Lot Size:	13,359 SF / 0.307 Acres
Building Size:	1,500 SF
Cap Rate:	4.5%
APN:	132-222-12
Zoning:	TA_IVC (Tahoe- Incline Village Commercial)
Year Built	1985

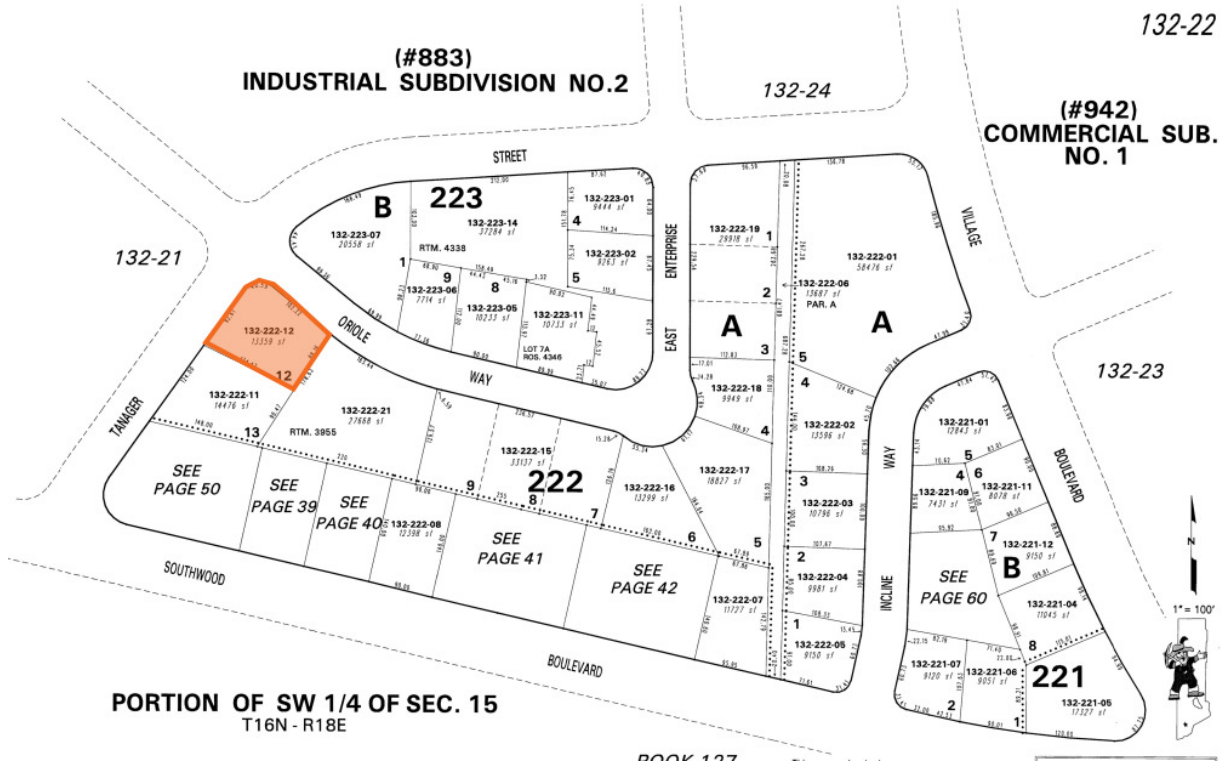
### Lease Information

The property is offered with a lease in place generating \$63,000 annually expires 05/31/27, featuring Two - Five year extension options with 3% annual increases—providing stable income and long-term upside. Surrounded by natural beauty and just minutes from world-class recreation, dining, and amenities, this asset combines reliable cash flow with an unbeatable location.

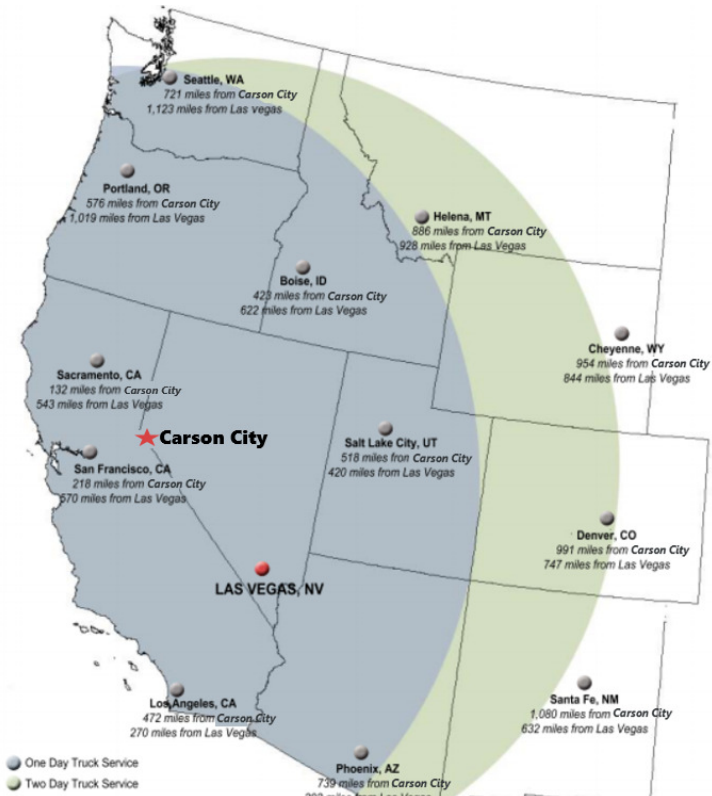
### IVGID: INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

- Recreation passes - 5

Additional Photos



## The Nevada Advantage



## 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.

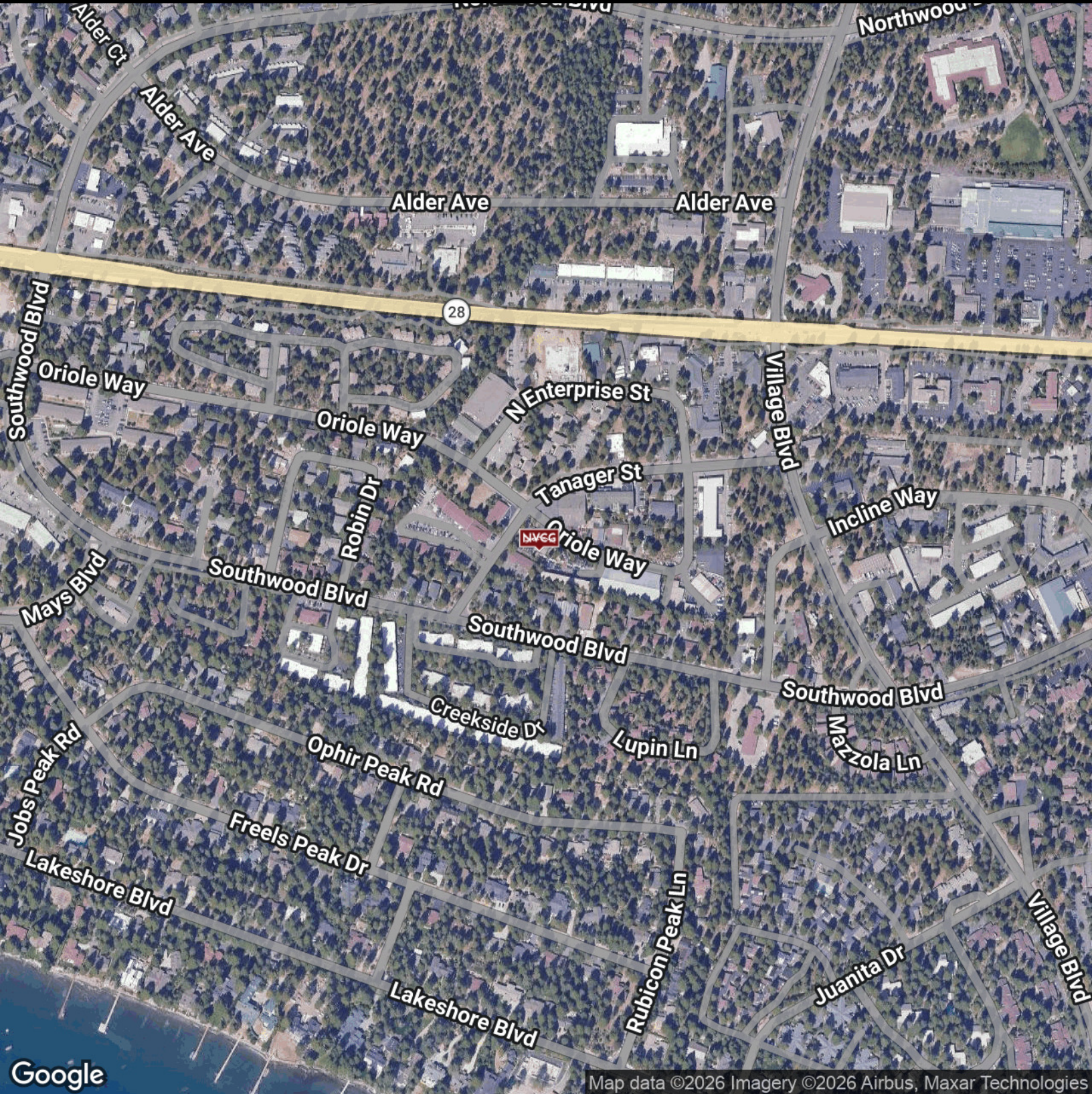
## Nevada State Tax System

- 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.

Location Map



Demographics Map & Report



<b>Population</b>	<b>0.25 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Population	657	1,783	4,167
Average Age	37.4	40.6	43.0
Average Age (Male)	37.1	41.1	44.1
Average Age (Female)	38.3	40.7	42.5

<b>Households &amp; Income</b>	<b>0.25 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	263	755	1,790
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$184,953	\$217,987	\$225,233
Average House Value	\$1,572,894	\$1,806,651	\$1,812,301

2023 American Community Survey (ACS)