



100% OCCUPIED

MOB/OWNER USER PROPERTY FOR SALE

601 SIERRA ROSE DR, RENO, NV 89511
SALE PRICE: \$5,540,000

7% CAP



601 SIERRA ROSE DR, RENO, NV 89511

18,053 SQ. FT.

4 TENANTS

(1 SHORT TERM FOR USER 5,157 SQ. FT.)

**POSSIBLE OUTSTANDING
SELLER FINANCING**

REVENUE

Projected Annual Revenue	\$539,783 (5% Vacancy)
Additional Revenue Sewer	\$20,000
Projected Expense	\$172,000
Projected NOI	\$387,783
Value Based on 7% CAP	\$5,540,000

THE RIBEIRO COMPANIES HAVE SPECIALIZED IN COMMERCIAL PROPERTIES FOR OVER 50 YEARS.

**EXCLUSIVELY LISTED
SALE OPPORTUNITY
2% OUTSIDE FEE**

EDWARD G. YUILL B.0018931.LLC
ED.YUILL@RIBEIROCORP.COM

**CALL US TODAY AT
775.825.7979**

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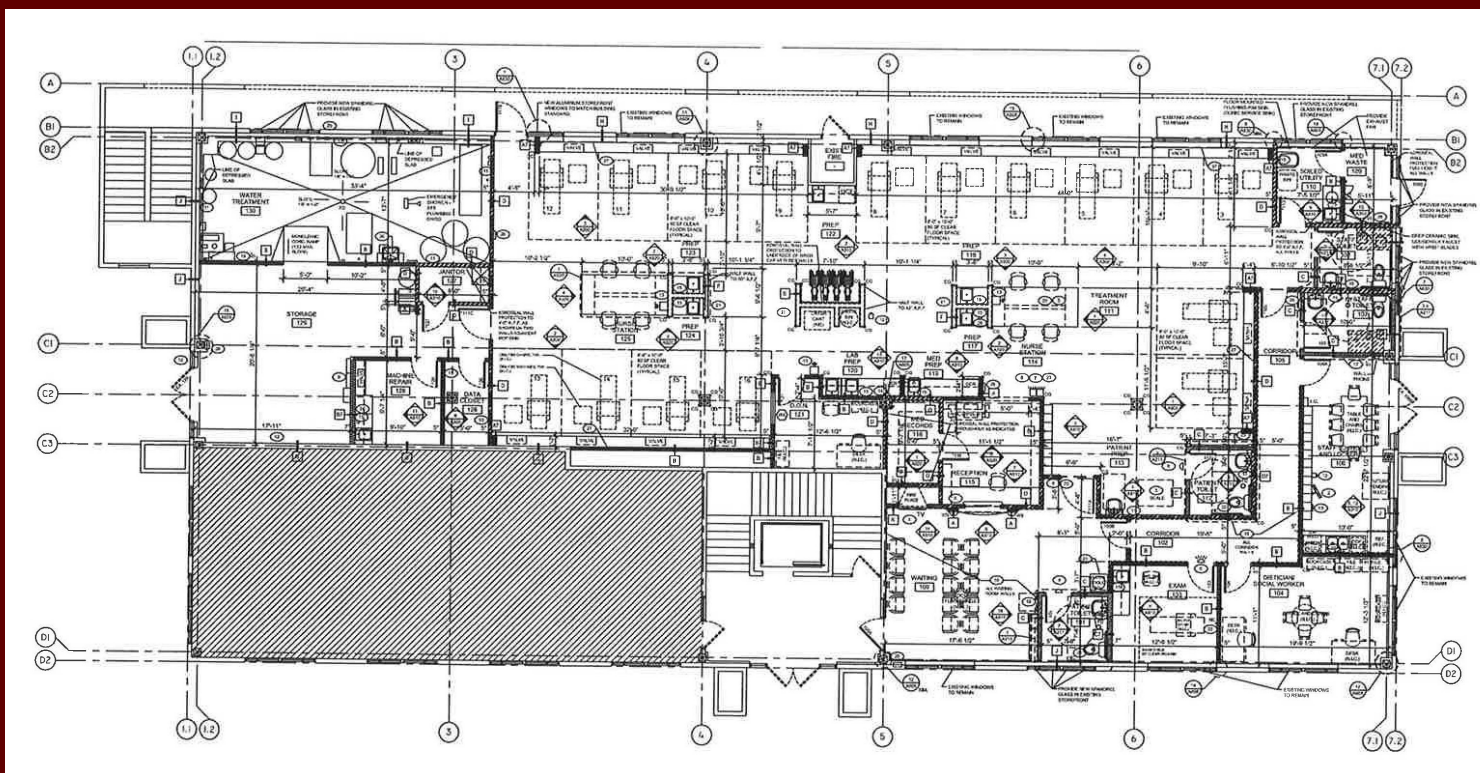
OFFICE HOURS:
Monday-Friday
8:00 AM—5:00 PM

6490 S. McCarran Blvd., Bldg. E
Reno, NV 89509

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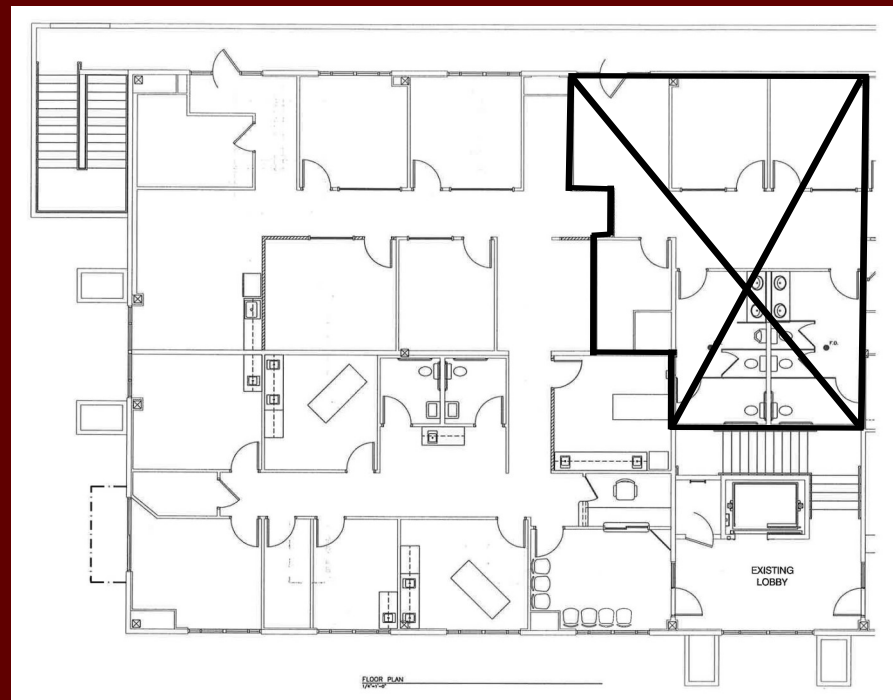
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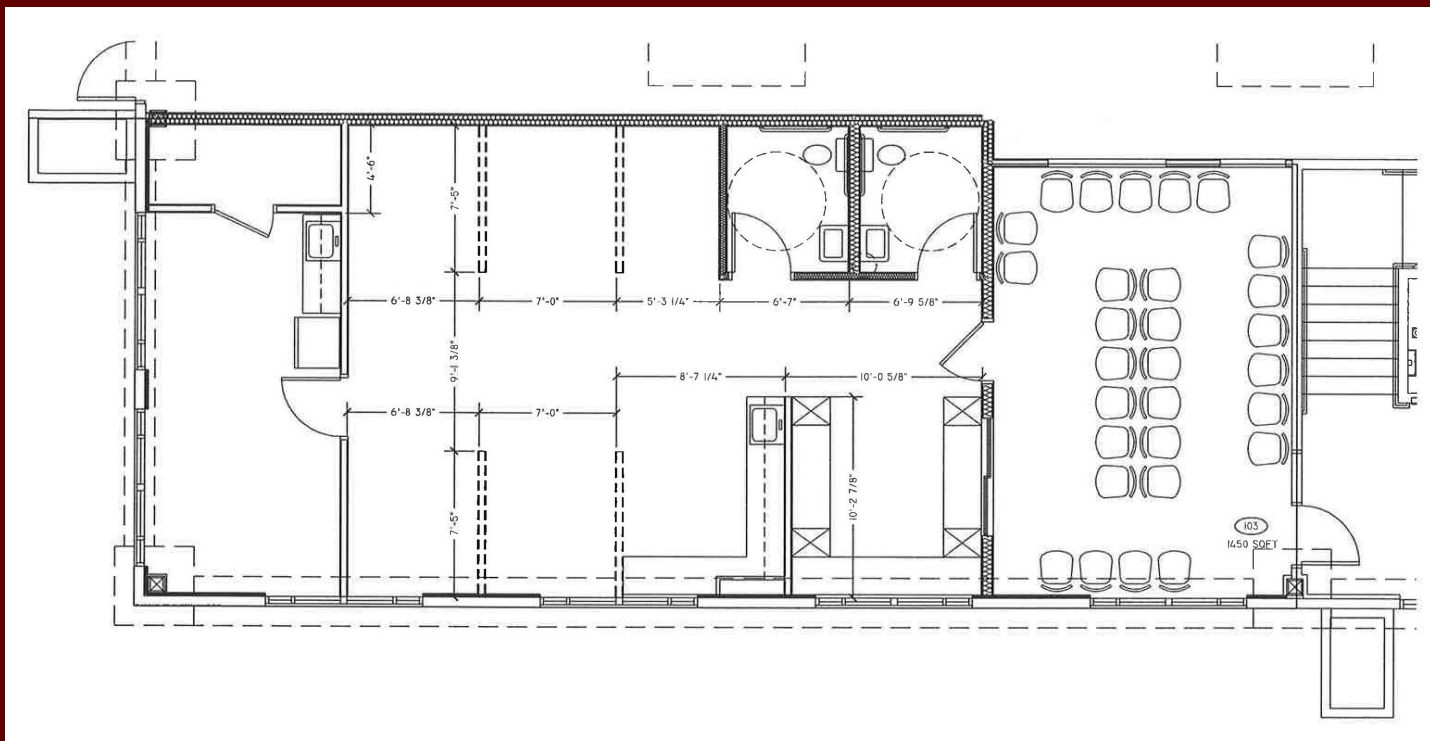
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