

FOR SALE

FERRARI-LUND

REAL ESTATE

3520 US Highway 50 East | Carson City, NV 89701



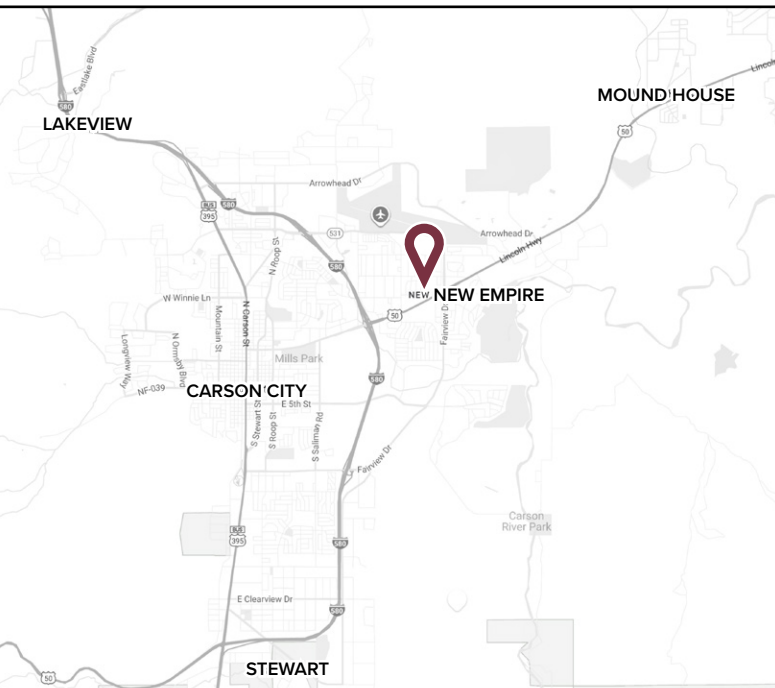
±2.04 ACRES



RETAIL/COMMERCIAL



\$5,540,000



PROPERTY HIGHLIGHTS

- APN: 008-271-27
- Zoning: GC - General Commercial
- Land Total: ± 2.04 Acres
- Building Size: 28,785 SF | 30,785 Rentable SF
- Price/SF: ± \$180.00
- Year built: 1996
- GC allows for:
 - Retail, Restaurant, Nightclub, Hotel
 - Automotive, Sports/Recreation & More
- Ceiling Height: 16ft (Rear) - 29ft (Front)
- Building has full sprinklers
- 2 driving doors
- Excellent Signage & Visibility on Hwy 50
- Prime Location just west of the intersection of Hwy 50
- East (over 200 ft of frontage) and College Parkway
- Current tenant - Goodwill (under short term lease)
- Seller Financing Available (terms are negotiable)

EXCLUSIVELY LISTED BY:

YAYA JACKOBY, CCIM

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03 Addn
7785.0 SF

Mezzanine
2000.0 SF

First Floor
21000.0 SF

Mtl Cover
435.0 SF

CFW
573.0 SF

Mtl Cover
132.0 SF

CFW
24.0 SF

CFW
24.0 SF

Dimensions: 5.0', 21.3', 51.0', 100.0', 20.0', 30.0', 22.0', 6.0', 24.0', 4.0', 21.0', 100.0'

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