



F. RITTER
1876.

The Roasting House

55 N C Street
Virginia City, NV 89440

Icicy Drinks
 * We have iced & blended coffee drinks!
 Iced Cold Brew 16 Oz 20.00
 Lime Pickin' 5.00 5.50
 Italian Soda 4.25 4.50
 Ice Cream Float 7.00 5.00
 Iced Black Tea 3.00 3.25
 * Add a Flavor .90¢
 * Sub Oat, Almond or Coconut Milk .95¢
 * Cake, Diet Coke, Sarsaparilla Available in Bulk!

Coffee Drinks
 Brewed Coffee 12 Oz 20.00
 Pour Over 3.10 3.60 4.10
 Americano 4.00 4.25 4.50
 Cappuccino 5.00 5.25 5.50
 Latte 5.00 5.25 5.50
 Mocha 5.50 6.00 6.25
 Breve 5.95 6.20 6.50
 Double Espresso 1/2 Pint 3.50
 * Extra shot Espresso 1.00

Uni Coffee
 Chai Latte 12 Oz 20.00
 Hot Chocolate 1.75 1.50 1.25
 Steamers 1.00 1.00 1.00
 Hot Tea 1.25
 * Seasonal Flavors Available
 * All our drinks are prepared in our kitchen.
 * Dairy Free, Nut Free, Vegan, Gluten Free, Soy Free, and more options available.
 * All items are made with love and care.
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 All Prices include Tax



PROPERTY SUMMARY

Offering Price	\$1,250,000.00
Building SqFt	4,500 SqFt
Year Built	1900
Lot Size (acres)	0.10
Parcel ID	001-086-22
Zoning Type	Mixed-Use
County	Storey

INVESTMENT SUMMARY

- On-site parking
- Fully finished basement
- Month-to-month leases
- In the heart of a historic town with vibrant tourist economy





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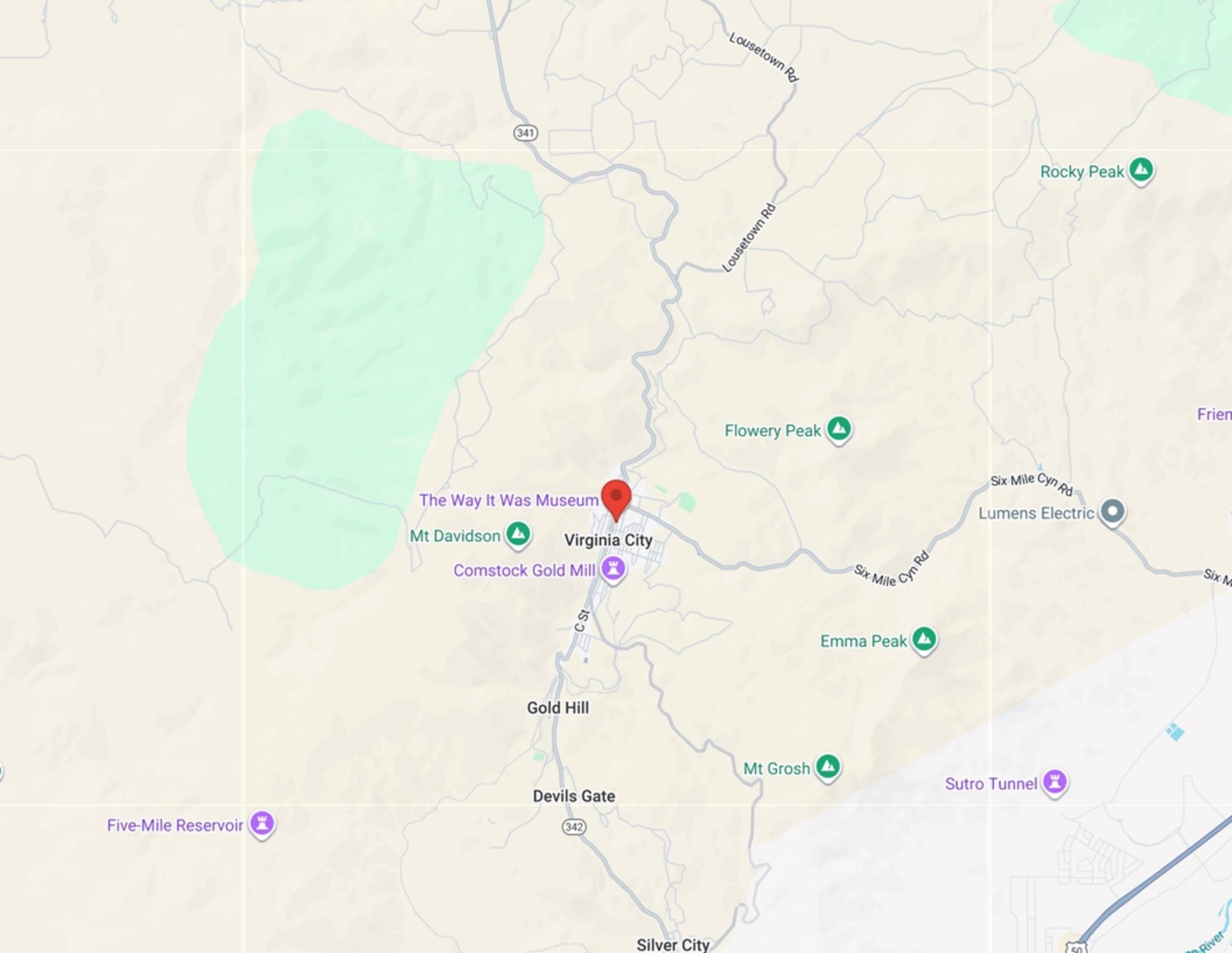
The Roasting House

BEER
CONSTOCK
OPENING

IN



MADY'S PLACE
A RESTAURANT & BAR



341

Lousetown Rd

Lousetown Rd

Rocky Peak

Flowery Peak

The Way It Was Museum

Mt Davidson

Virginia City

Comstock Gold Mill

C St

Gold Hill

Six Mile Cyn Rd

Six Mile Cyn Rd

Lumens Electric

Emma Peak

Six M

Devils Gate

Mt Grosh

Sutro Tunnel

Five-Mile Reservoir

342

Silver City

50

Pyramid River

EXCLUSIVELY PRESENTED BY:

ALEX MENDOZA

Broker

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License #: NV# B.1003297

AMRE

The logo for AMRE, consisting of the letters 'AMRE' in a bold, sans-serif font. The 'A' and 'M' are in a dark blue color, while the 'R' and 'E' are in a gold color.

505 Walker Ave
Reno, NV 89509

Office: 7752047633

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