

FOR SALE
Commercial Property

STARK
ACCELERATORS
COMMERCIAL REAL ESTATE

1253-1255 US Hwy 395 North
Gardnerville, NV 89410

2 FREESTANDING BUILDINGS WITH PROMINENT SIGNAGE ON US 395



PROPERTY DESCRIPTION

- 1253 is a Fully Sprinklered 6,657± SF Building with 1,612± SF Mezzanine, 2,660± SF Showroom, 2,290± SF Warehouse & 1,587± SF Office with 2 bathrooms
400 Amps/480 Volts
24' Clearance
Two Small Fenced Outdoor Storage Areas
Air Compressor & Security System
Heated Sidewalk & Grade Door Entry
Grade Level Door—Automated
Utility Sink & Janitor's Closet
Cardboard Compactor
Mezzanine with Forklift Access
- 1255 is a 1,917± SF building divided into two units of 1,126± SF Hair Salon and 791± SF with 100 Amp 3 Phase in each unit
- Natural Gas & Fiber Optics to Both Buildings
- Handicap Accessible

PROPERTY HIGHLIGHTS

- High Traffic Volume 395 Frontage with 14,400 Vehicles Per Day
- Close to Walmart & New Maverick
- Close to 2 Vet Hospitals
- Easy safe corner access off highway
- Located on the corner of Southgate Drive and N HWY 395
- Potential New 1k Home Development Behind Walmart
- Seller is Original Builder and Occupant

OFFERING SUMMARY

BUILDING SF	LAND ACRES
6,657± SF & 1,917± SF	.65± Acres
YEAR BUILT	SALES PRICE
1994	\$2,380,000
ZONING	APN
General Commercial	1220-03-412-001



BRAD ELGIN



775.825.4400

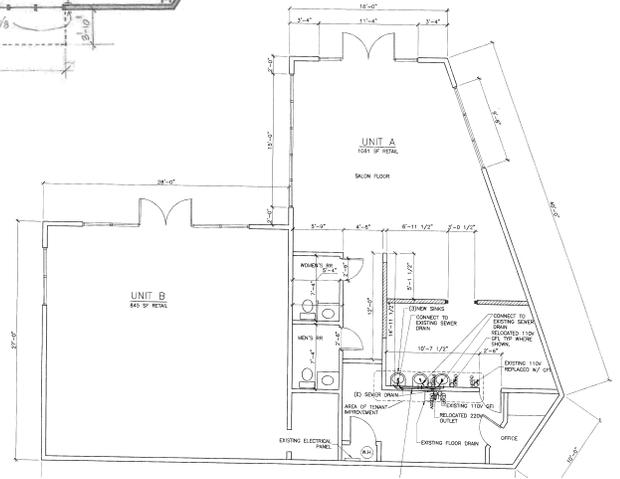
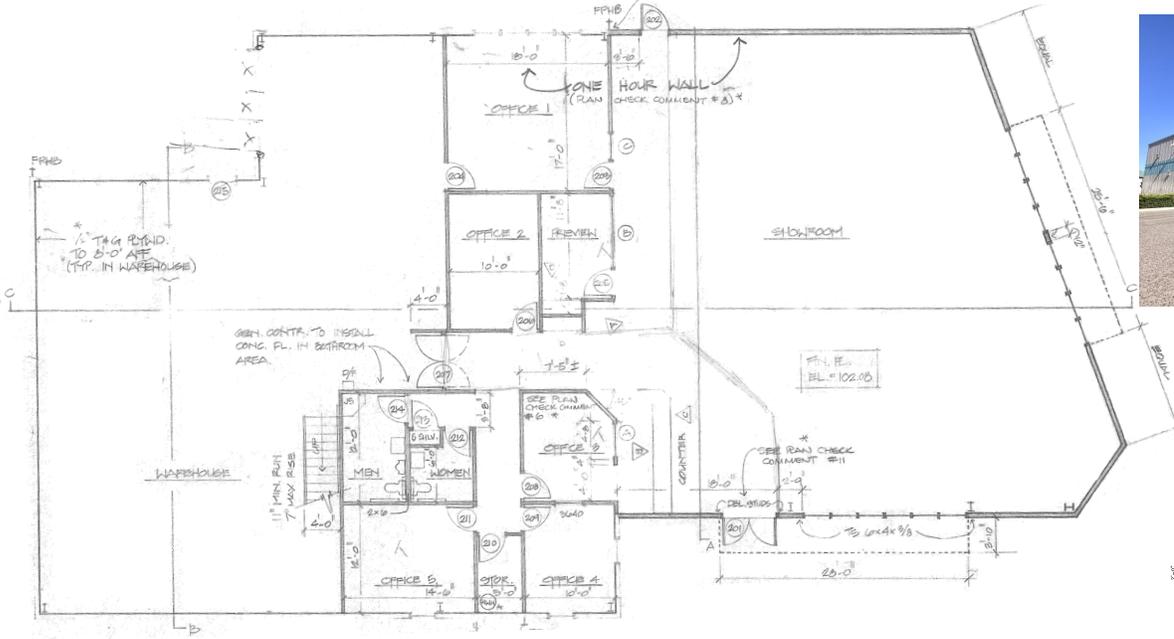
NVLICENSE #: BS.143447

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1253 N Hwy 395 - 6,657± SF



1255 N Hwy 395 - 1,917± SF

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