

53 Laxalt Drive | Mound House, NV 89706

FOR SALE



### Offering Summary

Sale Price:	\$1,312,500
Price Per Square Foot:	\$175
Lot Size:	1 Acres
APN:	016-164-03
Building Size:	7,500 SF
Includes:	4 Offices   Break Room   2 Storage Areas + 3 Restrooms   Inspection Room
3 grade level doors:	(1) 10' x 10'   (1) 12' x 12'   (1) 12' x 14'
Power:	400 AMPS   208v 3-Phase

**Samuel Douglass, CCIM** Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.us

Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896





53 Laxalt Drive | Mound House, NV 89706

## EXTERIOR PHOTOS



**Samuel Douglass, CCIM** Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.us

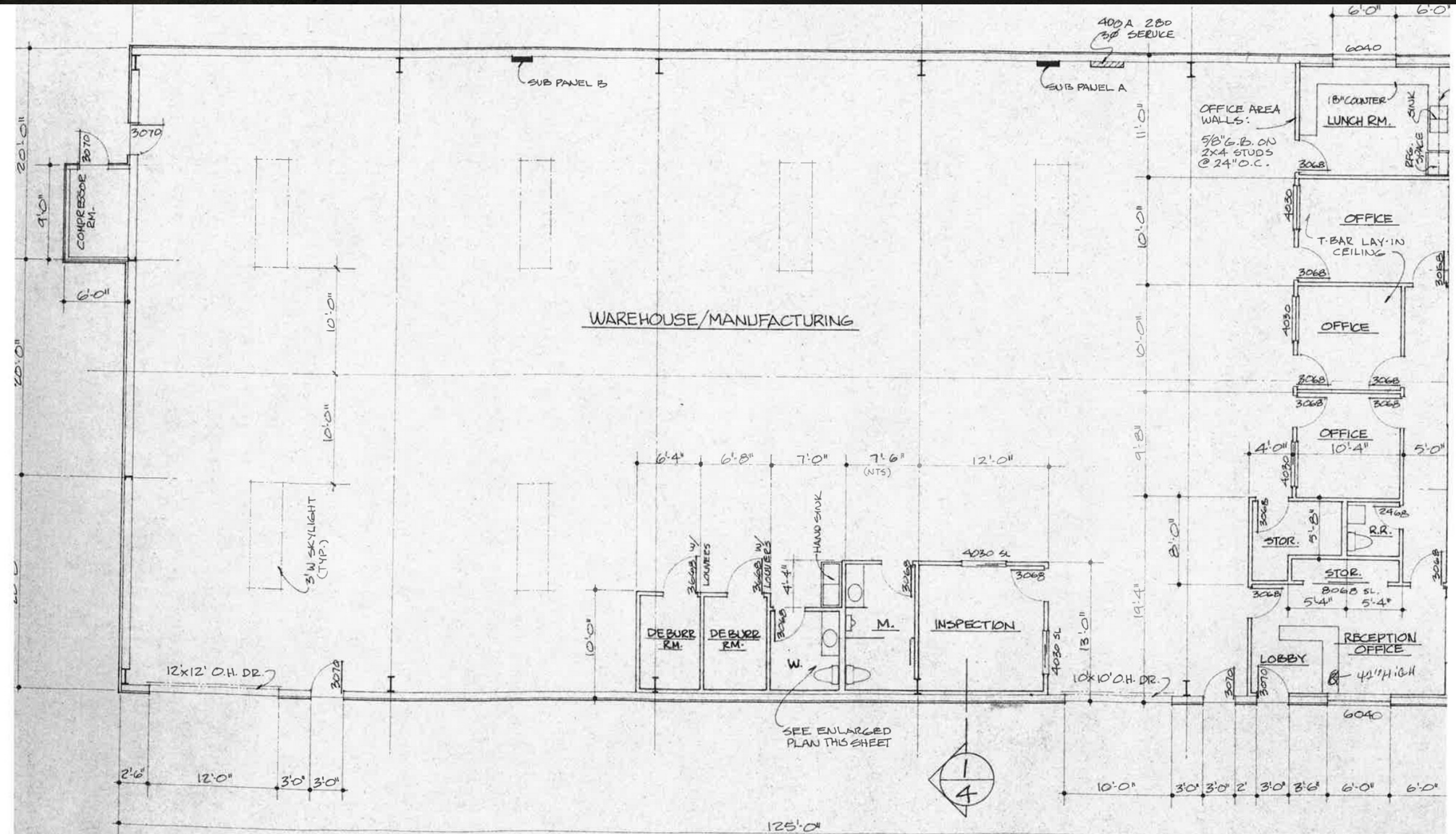
Nevada Commercial Group LLC | [www.nvcg.us](http://www.nvcg.us) | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896





53 Laxalt Drive | Mound House, NV 89706

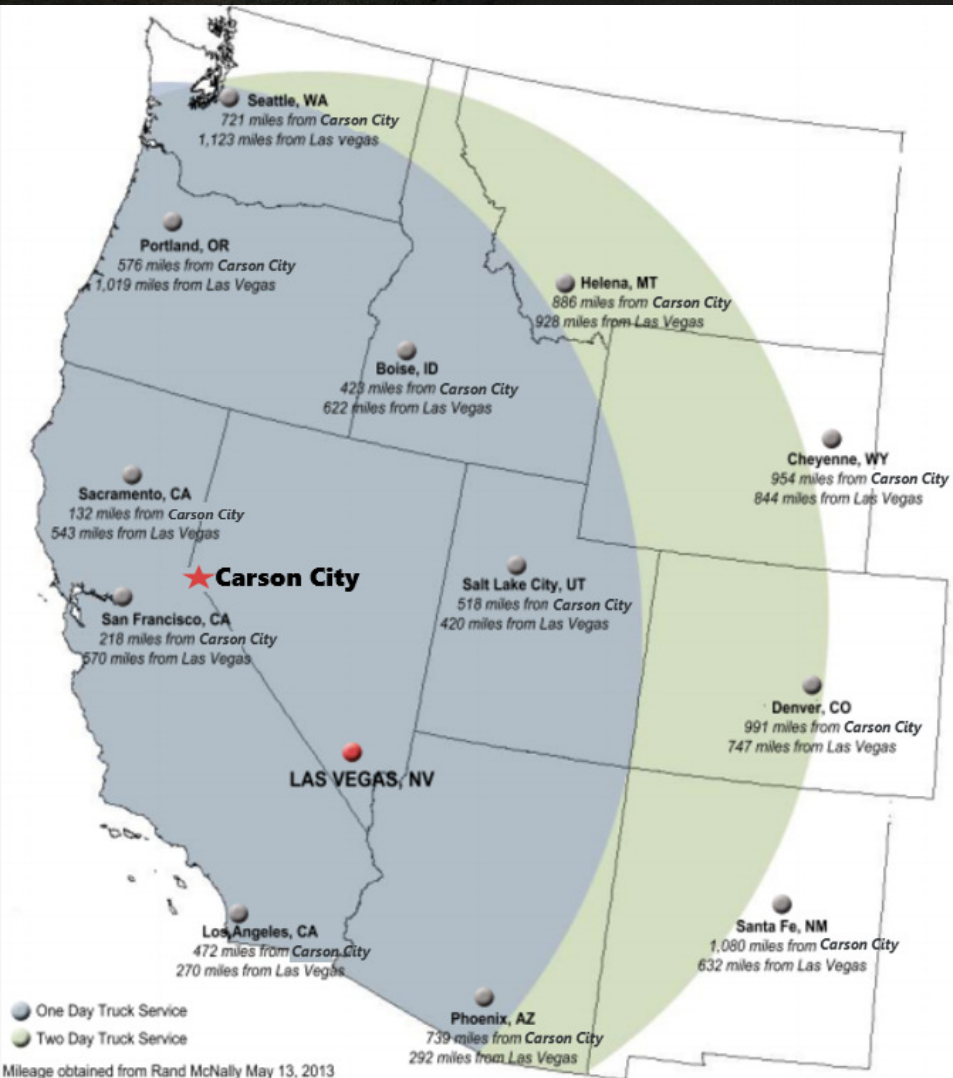
## FLOOR PLAN



**Samuel Douglass, CCIM** Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.us

Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896





## NEVADA STATE TAX SYSTE

- NO Corporate Income Tax | NO Taxes on Corporate Shares
- NO Franchise Tax on Income
- NO Franchise Tax | NO Personal Income Tax
- NO Inheritance or Gift Tax | NO Unitary Tax | NO Estate Tax
- Competitive Sales and Property Tax Rates!

## 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.

## 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.



53 Laxalt Drive | Mound House, NV 89706

Location Map



**Samuel Douglass, CCIM** Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.us

Nevada Commercial Group LLC | [www.nvcg.us](http://www.nvcg.us) | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896





## Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	21	63	219
Average Age	45	45	45
Average Age (Male)	45	45	45
Average Age (Female)	45	45	45

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	8	25	88
# of Persons per HH	26	25	25
Average HH Income	\$93,516	\$93,516	\$92,712
Average House Value	\$363,800	\$363,741	\$360,827

*Demographics data derived from AlphaMap*

