



Rare 1,260 SF Owner-User Office Condo

FOR SALE

2225 Green Vista Dr. | Suite 308

Sparks, Nevada 89431

Wildcreek Business Park

Robert Campbell

Owner / Agent

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Keller Williams Group One

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KELLER WILLIAMS
REAL ESTATE

RENO SPARKS
EXCLUSIVE

2225 Green Vista Dr. | Suite 308

Sparks, Nevada 89431

Wildcreek Business Park



Wildcreek Golf Course

Sullivan Ln

McCarran Blvd

I-80 2.5 MILES
US-395 1 MILE

SUITE 308
FOR SALE

Green Vista Dr

Wildcreek Business Park

Offering Summary

A ±1,260 SF end-unit office condominium in Wildcreek Business Park, Sparks, NV, offering abundant natural light and a flexible open layout ideal for a variety of professional uses. Convenient access to I-80, McCarran Blvd, and US-395, with ample parking in a professional single-story setting. An excellent owner-user opportunity to secure long-term occupancy and build equity through ownership.

Location: Sparks, Nevada

Sale Price: \$415,000

Building Size: 1,260 SF

Price Per SF: \$329.36

Property Tax \$1,972 / Year (Approx. \$164 / Month)

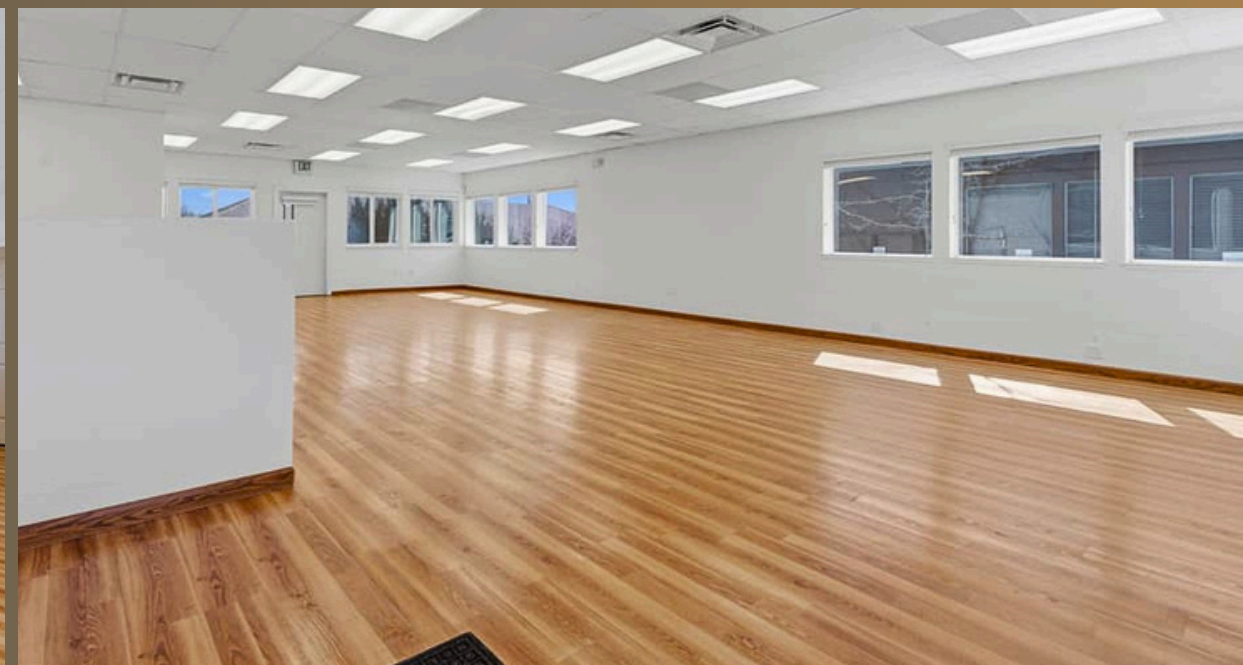
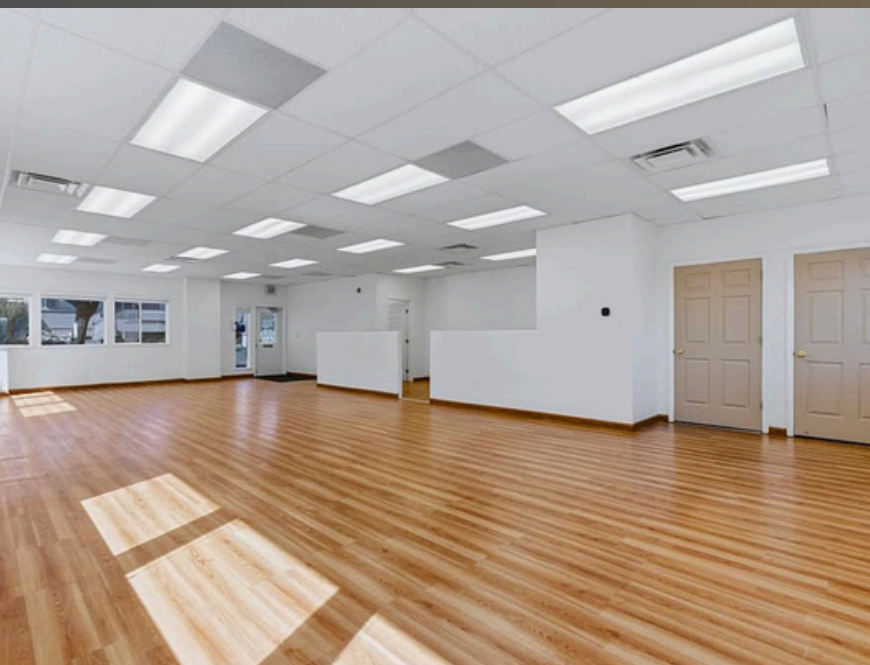
Zoning: PD – Planned Development

Property Type: Office Condominium

Year Built: 1996

APN: 026-591-20

HOA Dues: \$327.60 / Month



Property Highlights

- End-unit with expansive windows that create a bright environment
- Flexible open layout adaptable to a variety of configurations
- Private restroom and utility area for operational convenience
- Kitchenette-ready with washer/dryer hookups in place
- Positioned within the established Wildcreek Business Park

- Adjacent to Wildcreek Golf Course with attractive surroundings
- Immediate connectivity to I-80, McCarran Blvd, and US-395
- Minutes to Downtown Reno and key business hubs
- Strong owner-user opportunity to build equity through ownership
- Owner is a Nevada Licensed Real Estate Salesman
- **Walk Score: 52 | Bike Score: 46**





McCarran Blvd

El Rancho Dr

SUITE 308
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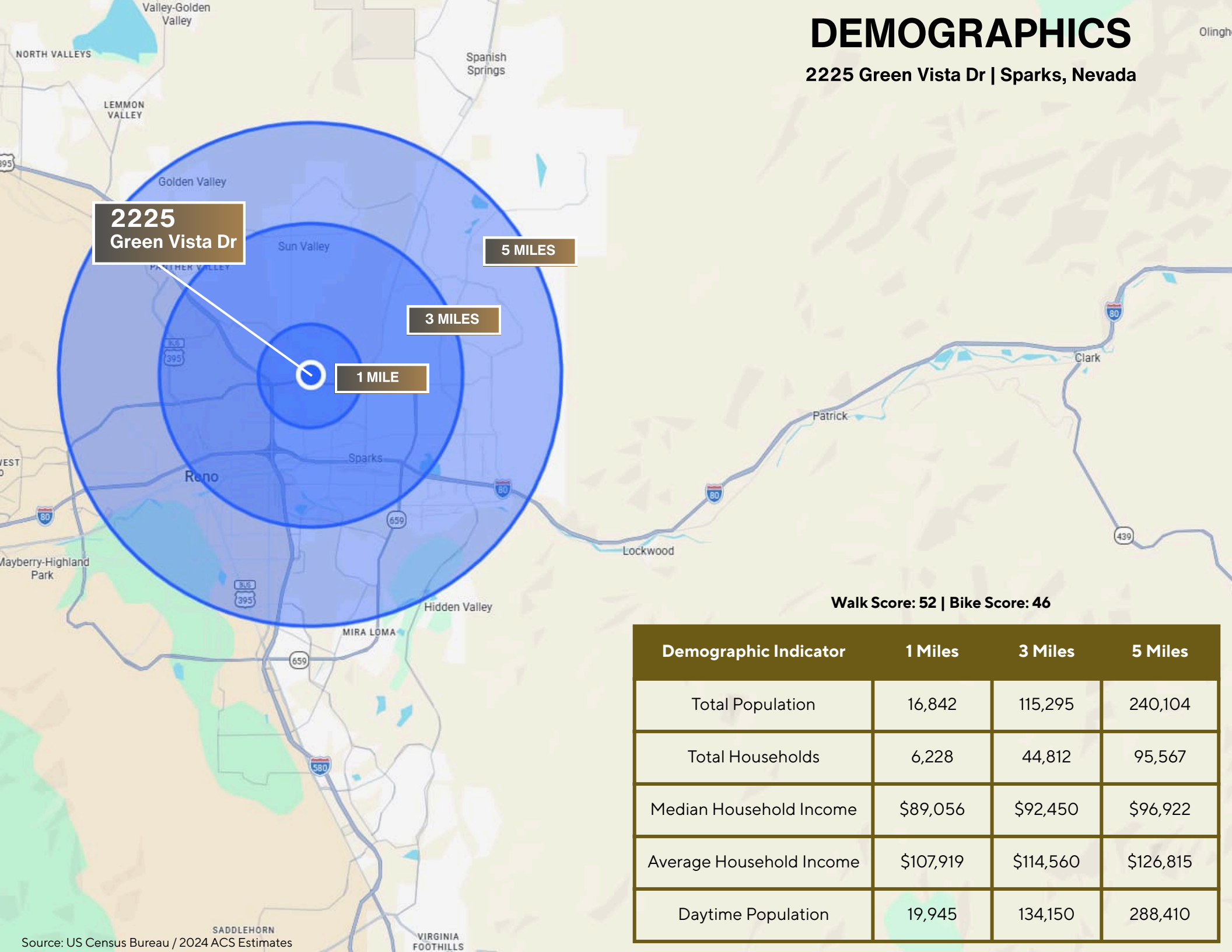
Green Vista Dr

Sullivan Ln



DEMOGRAPHICS

2225 Green Vista Dr | Sparks, Nevada



Walk Score: 52 | Bike Score: 46

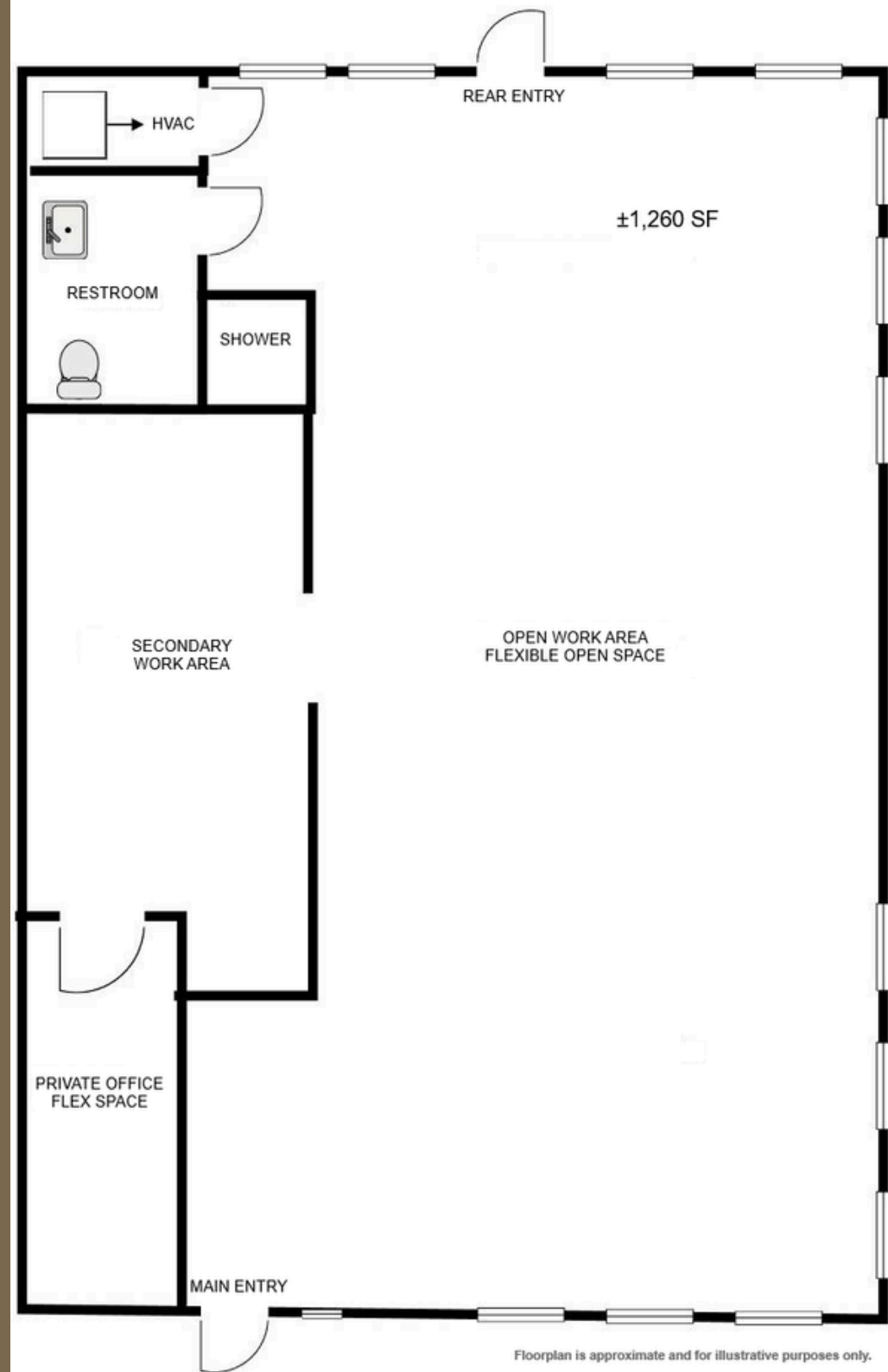
Demographic Indicator	1 Miles	3 Miles	5 Miles
Total Population	16,842	115,295	240,104
Total Households	6,228	44,812	95,567
Median Household Income	\$89,056	\$92,450	\$96,922
Average Household Income	\$107,919	\$114,560	\$126,815
Daytime Population	19,945	134,150	288,410

FLOORPLAN OVERVIEW

1,260 SF

FLOORPLAN HIGHLIGHTS

- ±1,260 SF single-level office condominium
- Expansive open work area ideal for call center operations or collaborative team workspace
- Dedicated secondary work area suitable for management or supervisory use
- Private enclosed office, ideal for billing, admin, or focused work
- In-suite restroom with shower
- Dedicated HVAC system with individual thermostat control
- Multiple perimeter windows providing strong natural light throughout
- Efficient rectangular layout with minimal wasted space
- Flexible configuration suitable for a wide range of professional uses





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