

Property Summary



Property Description

Leased Investment

Property Highlights

- First Class Office Park
- Monument & Exterior Signage available
- Frontage on N. Roop & N. Stewart
- Great Visibility
- Easy Access
- Close to Restaurants & Other Services
- Ample Parking
- Ideal building for owner/user that would provide income
- 74% Leased
- 8.92% CAP Rate when fully leased

Offering Summary

Sale Price: \$1,999,000

Building Size: 9,888 SF

Cap Rate: 7.32%

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	550	1,880	5,958
Total Population	1,048	3,978	13,168
Average HH Income	\$44,382	\$53,863	\$64,139

Bruce Robertson, CCIM Sr. Advisor | NV #S.0038721.LLC | 775.721.7904 | Robertsonb@NVCG.us
Rocky Joy Sr. Advisor | NV #BS.0144649 | 530.310.0048 | Rjoy@NVCG.us
Bryan Upton, CCIM Sr. Advisor | NV #S.0196468.LLC | 775.741.4100 | Bupton@NVCG.us

For Sale | 1817 N. Stewart St, Carson City, NV 89706

Additional Photos



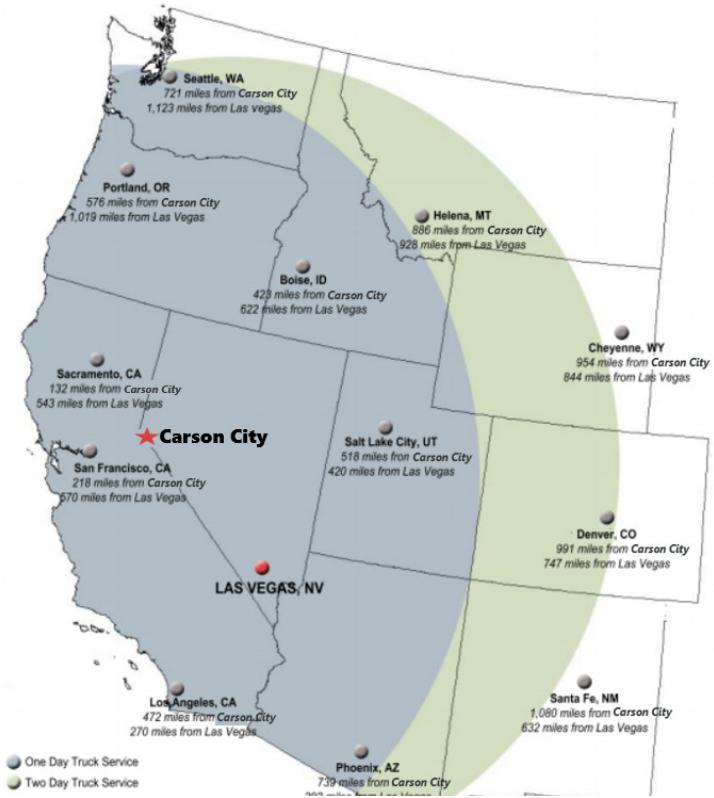
Bruce Robertson, CCIM Sr. Advisor | NV #S.0038721.LLC | 775.721.7904 | Robertsonb@NVCG.us
Rocky Joy Sr. Advisor | NV #BS.0144649 | 530.310.0048 | Rjoy@NVCG.us
Bryan Upton, CCIM Sr. Advisor | NV #S.0196468.LLC | 775.741.4100 | Bupton@NVCG.us

For Sale | 1817 N. Stewart St, Carson City, NV 89706

Location Map



Bruce Robertson, CCIM Sr. Advisor | NV #S.0038721.LLC | 775.721.7904 | Robertsonb@NVCG.us
Rocky Joy Sr. Advisor | NV #BS.0144649 | 530.310.0048 | Rjoy@NVCG.us
Bryan Upton, CCIM Sr. Advisor | NV #S.0196468.LLC | 775.741.4100 | Bupton@NVCG.us



Geographic Location & Infrastructure

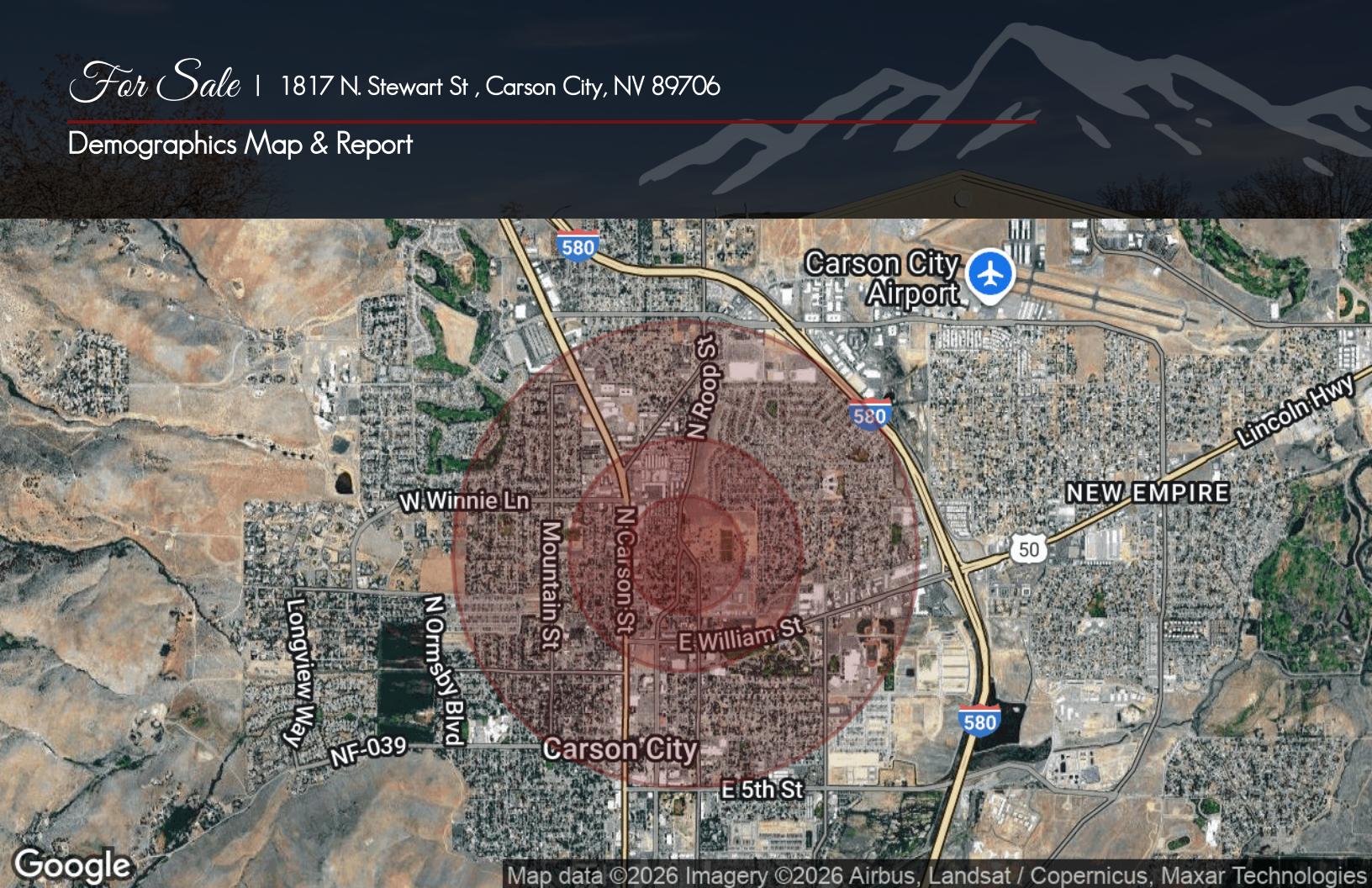
Nevada is a very low regulation and business friendly state. Coupled with a favorable tax environment and robust infrastructure make Nevada the ideal place for business and industry.

Nevada State Tax System

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

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 than 35 cities with a single stop. In addition, more than 114 million pounds of cargo flow through the airport annually.



Population

	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,048	3,978	13,168
Average Age	38.8	39.7	41.7
Average Age (Male)	39.2	41.5	41.9
Average Age (Female)	36.0	38.3	41.7

Households & Income

	0.25 Miles	0.5 Miles	1 Mile
Total Households	550	1,880	5,958
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$44,382	\$53,863	\$64,139
Average House Value	\$121,752	\$172,092	\$230,607

2020 American Community Survey (ACS)

Bruce Robertson, CCIM Sr. Advisor | NV #S.0038721.LLC | 775.721.7904 | Robertsonb@NVCG.us
Rocky Joy Sr. Advisor | NV #BS.0144649 | 530.310.0048 | Rjoy@NVCG.us
Bryan Upton, CCIM Sr. Advisor | NV #S.0196468.LLC | 775.741.4100 | Bupton@NVCG.us