

13870, 13880 & 13890 Stead Blvd



FOR SALE

\$3,750,000

7% CAP Rate

APN: 086-101-39 21,300 SF

(3) Retail/Office Buildings

3.149 Acres

Zoning: General Commercial

48,000 SF Vacant Lot with plans

for (3) Industrial Flex units

Contact: **Garrett Hallenbeck CCIM**
775-247-6570

Garrett@HallmarkReno.com

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Hallmark
Investments
& MANAGEMENT, LLC

13870 Stead:

8,750 SF ; **Fully Leased**

13880 Stead:

7,050 SF ; NNN Lease till 1/31/2029

13890 Stead:

5,500 SF ; NNN Lease till 1/31/2029

**FINANCIAL PACKET
UPON REQUEST**

575 E. Plumb Lane #200 Reno NV 89502 Tel 775.786.8488 HallmarkReno.com

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Stead Blvd Portfolio

Great opportunity to own a producing Northern Nevada portfolio on one parcel with excess land available

Long Term Leased Investment property in the growing North Valley; Stead

Properties built in 1993/1998 with over 1+ acre of developable land; Seller has civil and architect plans in the works and will transfer with sale

ZONED FOR MINI-STORAGE

High Traffic Location in Stead on the corner of Stead Blvd and Lear Blvd with access to I-580

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