

208 North Curry Street

Office For Sale | Carson City, NV 89703



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FOR SALE



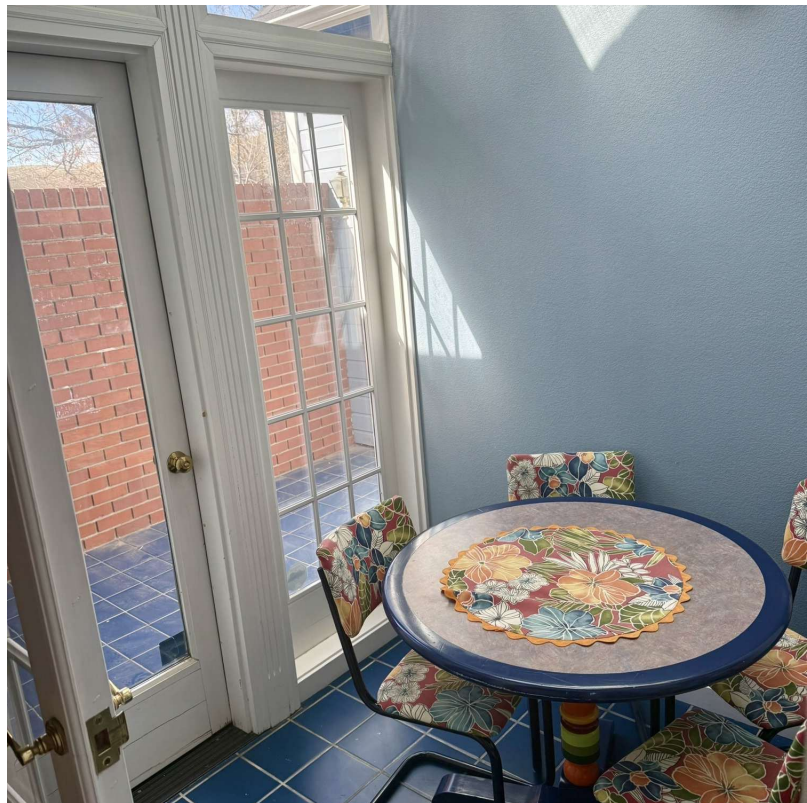
Great Downtown Location!!

Introducing a prime investment opportunity! This impressive 1,853 SF office building, zoned DTMU, offers an ideal setting for office or business use. Strategically positioned in the heart of Carson City, this property presents a lucrative proposition for office building investors seeking a highly sought-after location. With its versatile zoning and ample space, this property holds great potential for a range of business needs. Take advantage of this exceptional offering and capitalize on the burgeoning opportunities in Carson City.

Offering Summary

Sale Price:	\$697,500
Lot Size:	0.07 Acres
Building Size:	1,853 SF
APN:	003-212-03
2nd Floor Bonus Room:	475 SF

Bonus 475 SF On Second Floor!



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Additional Photos



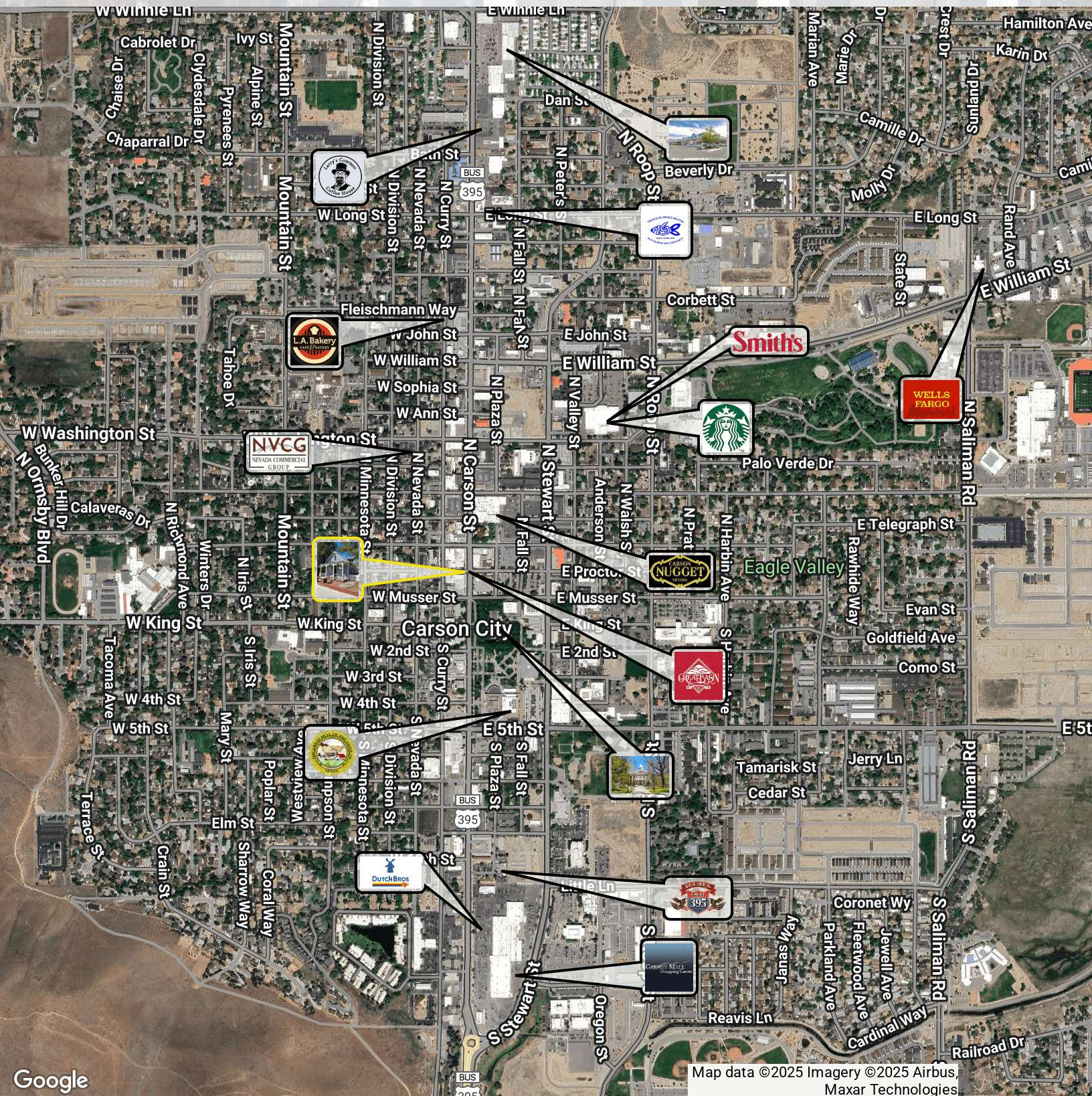
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Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896



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Location Map

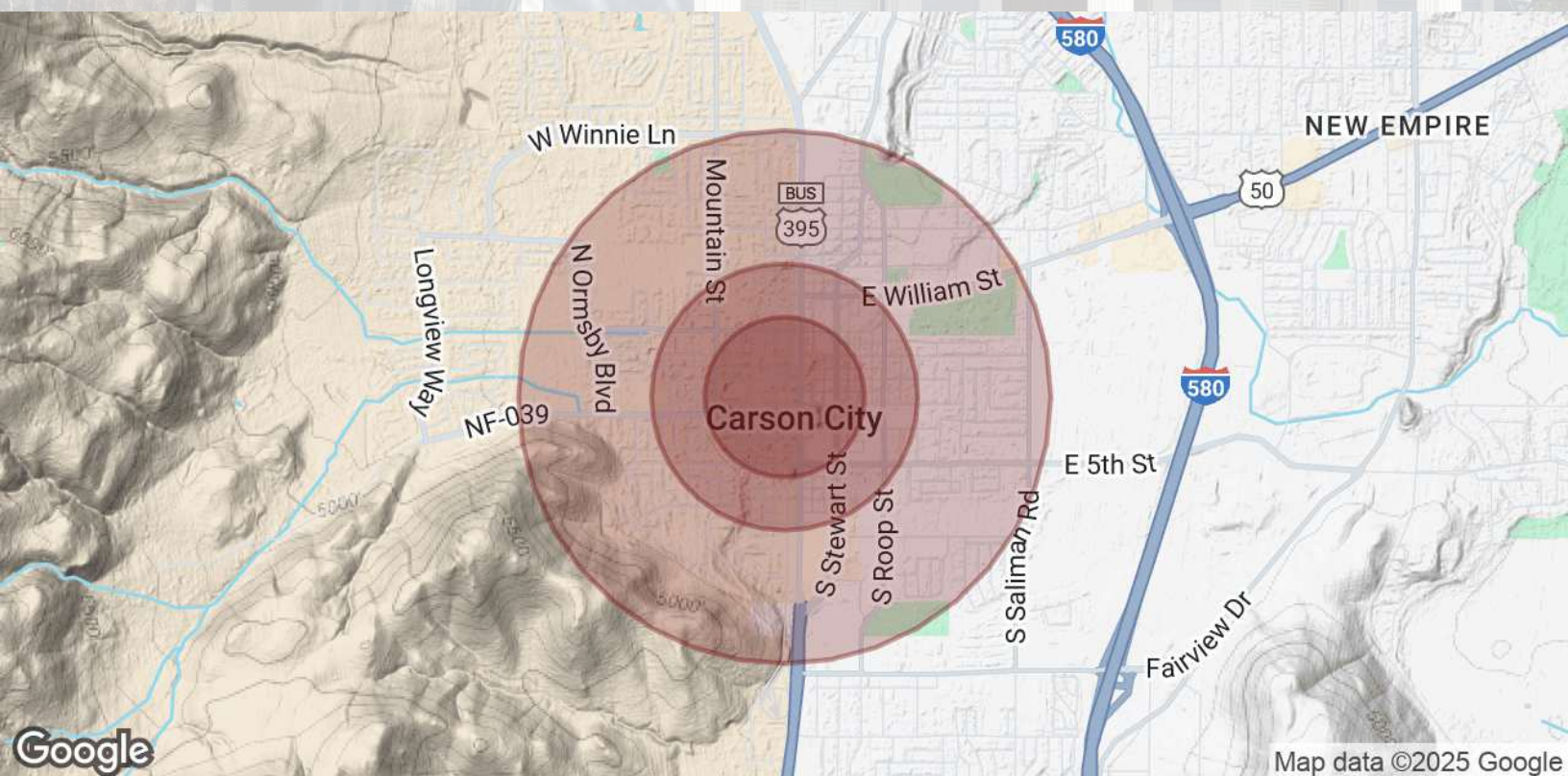


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Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	807	2,504	11,528
Average Age	50	48	43
Average Age (Male)	50	47	43
Average Age (Female)	50	48	44
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	441	1,265	5,371
# of Persons per HH	1.8	2	2.1
Average HH Income	\$115,984	\$102,594	\$87,156
Average House Value	\$526,500	\$481,937	\$403,584

Demographics data derived from AlphaMap