

1632 Forrest Way | Carson City, NV 89706

FOR SALE



Property Description

For Sale at \$550,000

Property Highlights

- 2.27 Acres
- Zoned LI - limited Industrial
- Partially Graded & Currently Used as Storage Yard

Offering Summary

Sale Price:	\$550,000
Lot Size:	2.27 Acres
APN:	008-681-26
Zoning:	LI - Limited Industrial



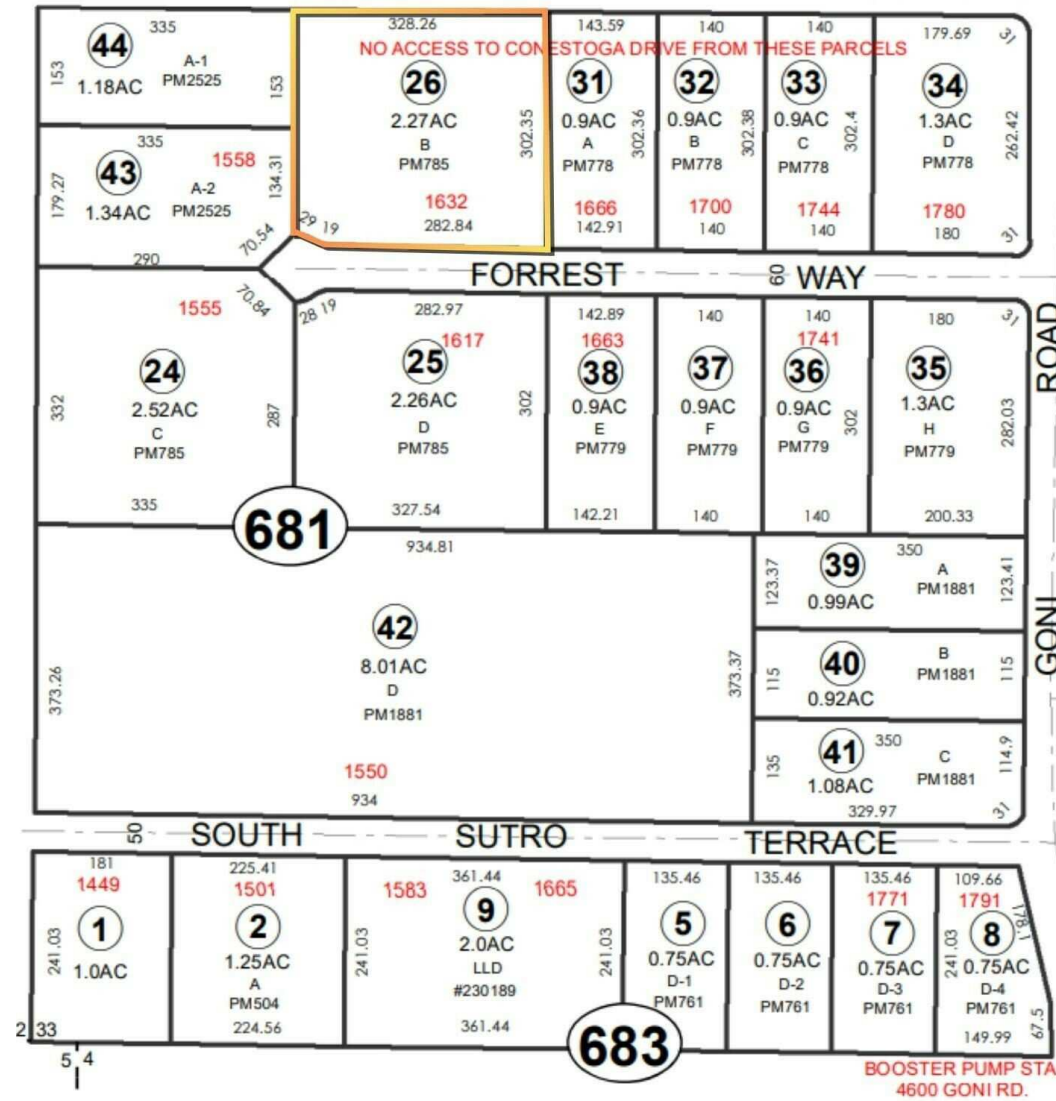
Samuel Douglass, CCIM Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.US

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



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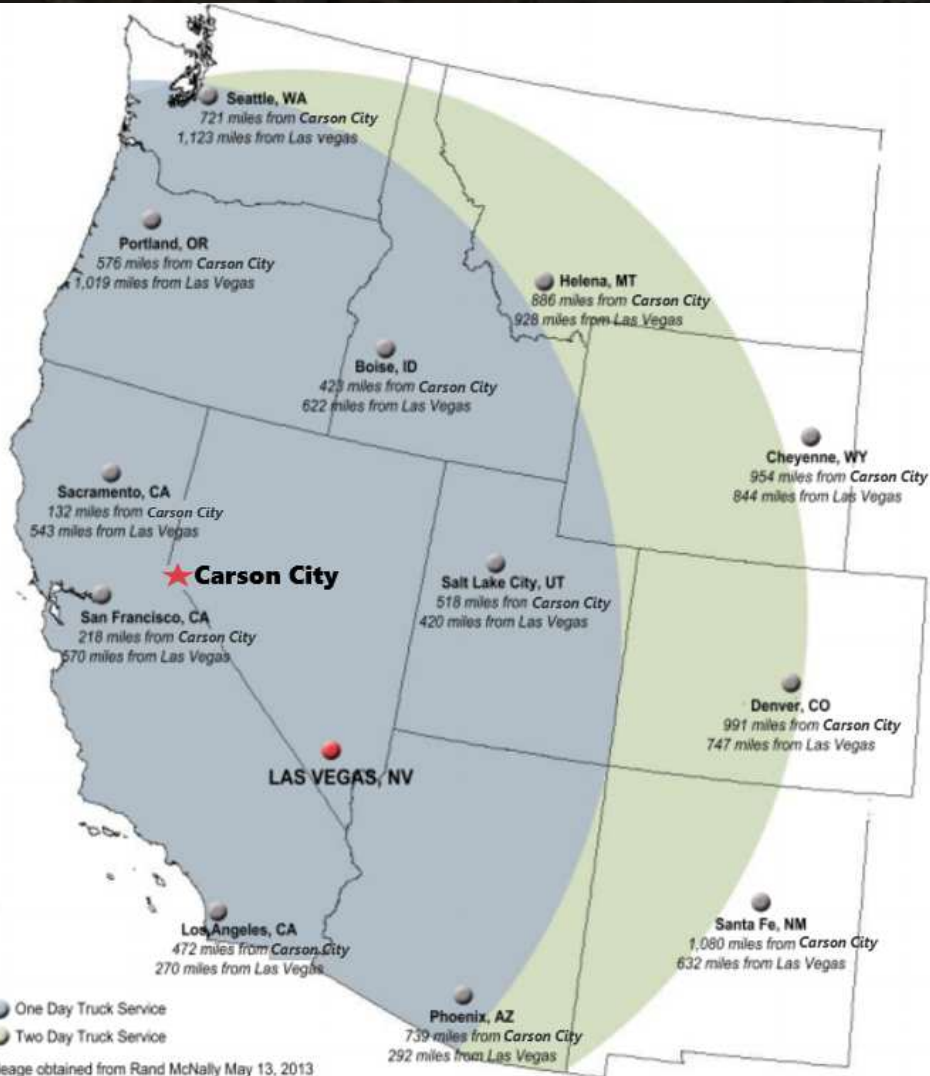
AERIAL & PARCEL MAPS



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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.

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Location Map



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

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Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	110	271	1,100
Average Age	49	49	49
Average Age (Male)	48	48	49
Average Age (Female)	50	50	50

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	46	116	485
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$133,552	\$127,473	\$111,194
Average House Value	\$641,936	\$601,970	\$494,631

Demographics data derived from AlphaMap

