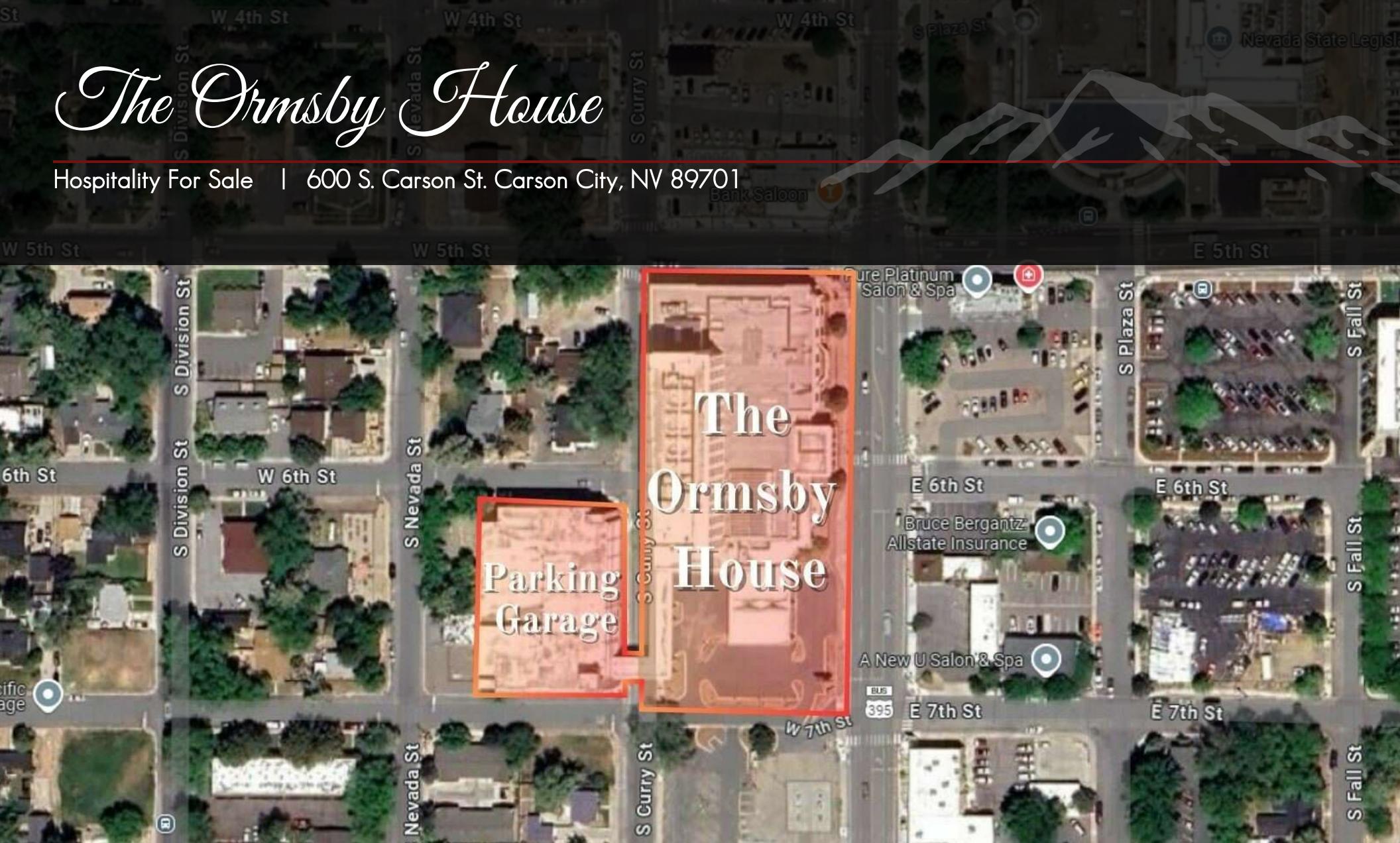


# The Ormsby House

Hospitality For Sale | 600 S. Carson St. Carson City, NV 89701



## Samuel Douglass, CCIM

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## Bob Fredlund

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Bob@NevadaStyle.net



# The Ormsby House | 600 S. Carson Street

Carson City, NV 89701



## Property Description

The Ormsby House has been a landmark in Carson City since 1970. The main 10 story building has approximately 100,000 square feet of commercial space across the basement and first two floors and approximately 85,000 square feet of hotel rooms across the top 8 floors.

The current configuration includes a gaming floor with restaurants on floor one, ballroom/convention space with breakout rooms on floor two, and 110 suites across the remaining 8 floors (with some proposed office/spa space on floors 3 & 4).

The parking garage is 146,040 square feet that is made up of 7 stories, with approximately 400 parking spaces. The basement of the parking garage features 7,662 square feet of commercial and 1,395 square feet of office.

Also included in the offering of 3.18 acres are the two vacant parcels to the south (79 acres), allowing enough space for a second tower or other development. The zoning of downtown/Mixed Use (DTMU) allows for uses including hotel/casino, office, multi-family, retail, and many other uses.

\*The buyer will need to complete renovations. The main building of 184,184 square feet has new mechanical, electrical, and plumbing systems installed between 2001 and 2015 that were never put into service.

The Ormsby House qualifies for an unlimited gaming license.

## Location Description

The Ormsby House is located in Carson City, Nevada adjacent to the State's Capitol Complex, which houses the Governor's Office, the Legislative Building, the Nevada State Supreme Court, the Attorney General's Office, and the Secretary of State Office. It is also near the center of downtown Carson City, which offers many restaurants, retail services, and office uses. Carson City is a business friendly city that is anxious to see the property completed. Carson City is Nevada's State Capitol and is in close proximity to Reno and Lake Tahoe. Carson City residents enjoy a great quality of life with numerous outdoor activities such as world class skiing, golfing, hiking, fishing, mountain biking, backpacking, and boating. Lake Tahoe and Reno are a 20-minute drive away.

Nevada is a very business friendly state that includes friendly tax advantages, minimal regulatory hurdles, a strategic location with diverse economic opportunities, State incentives, and an outstanding quality of life.

## Parking Description

Parking Garage: 146,040 SF/ 7 Stories - 400 spaces

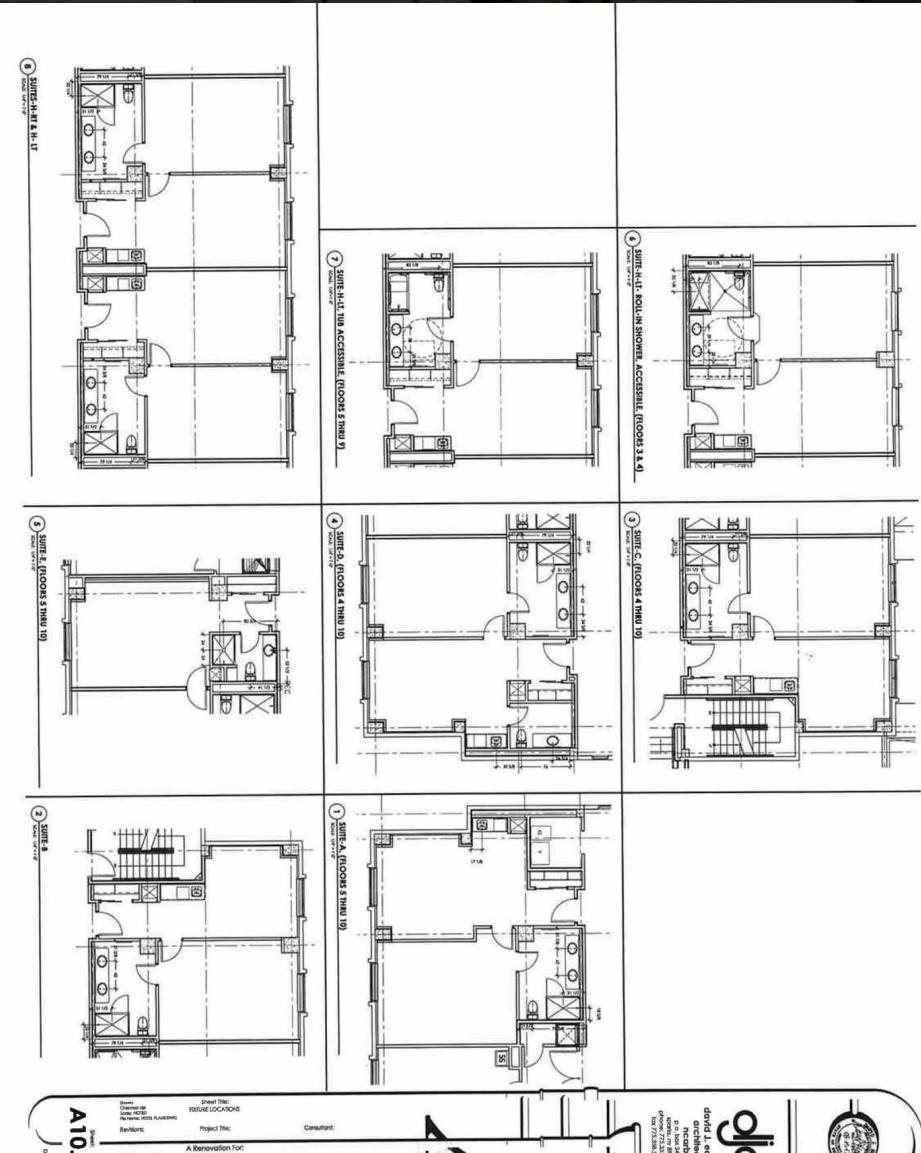
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# The Ormsby House | 600 S. Carson Street

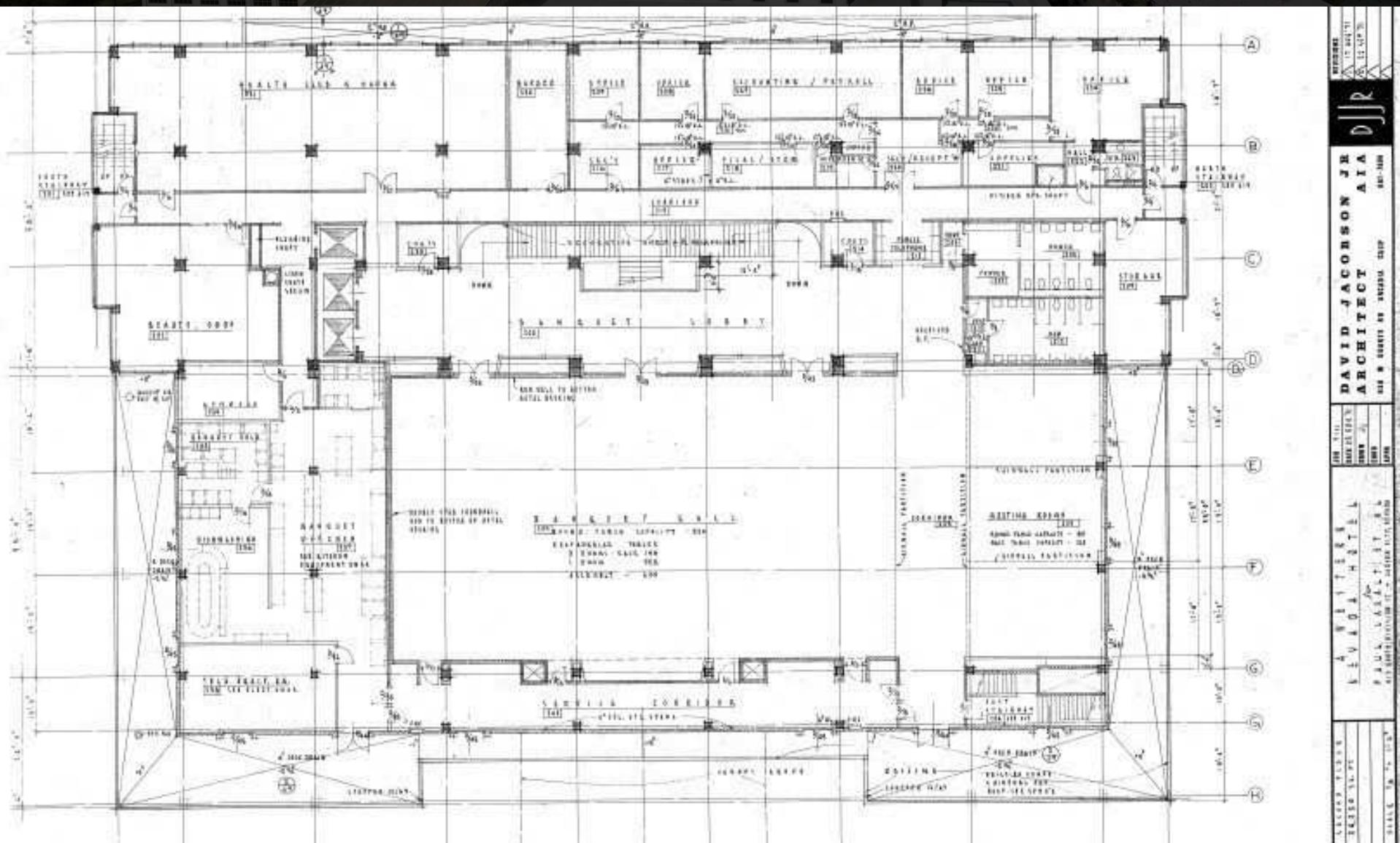
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*The Ormsby House* | 600 S. Carson Street, Carson City, NV 89701

Plans 1 of 3

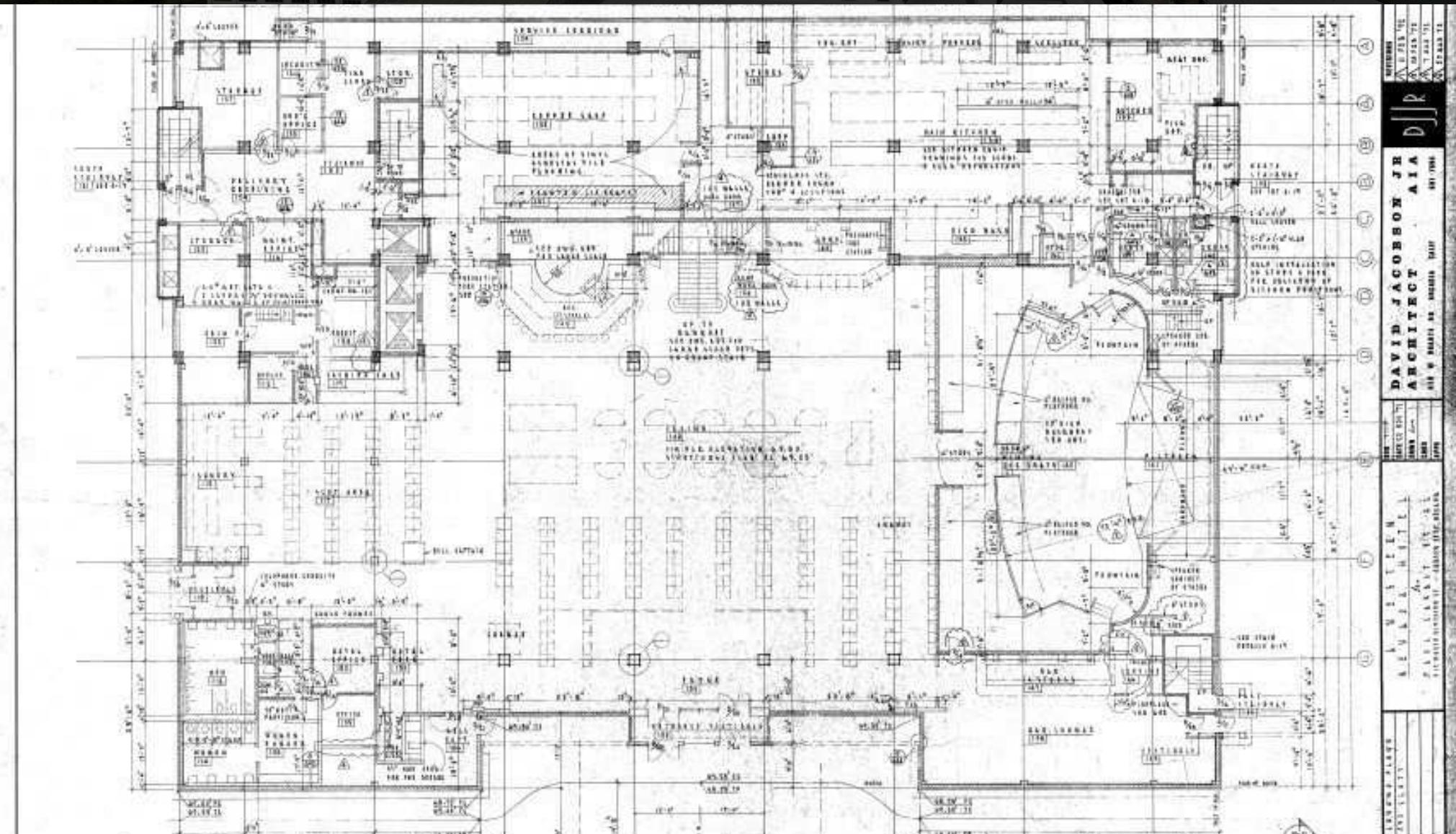


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Plans 2 of 3

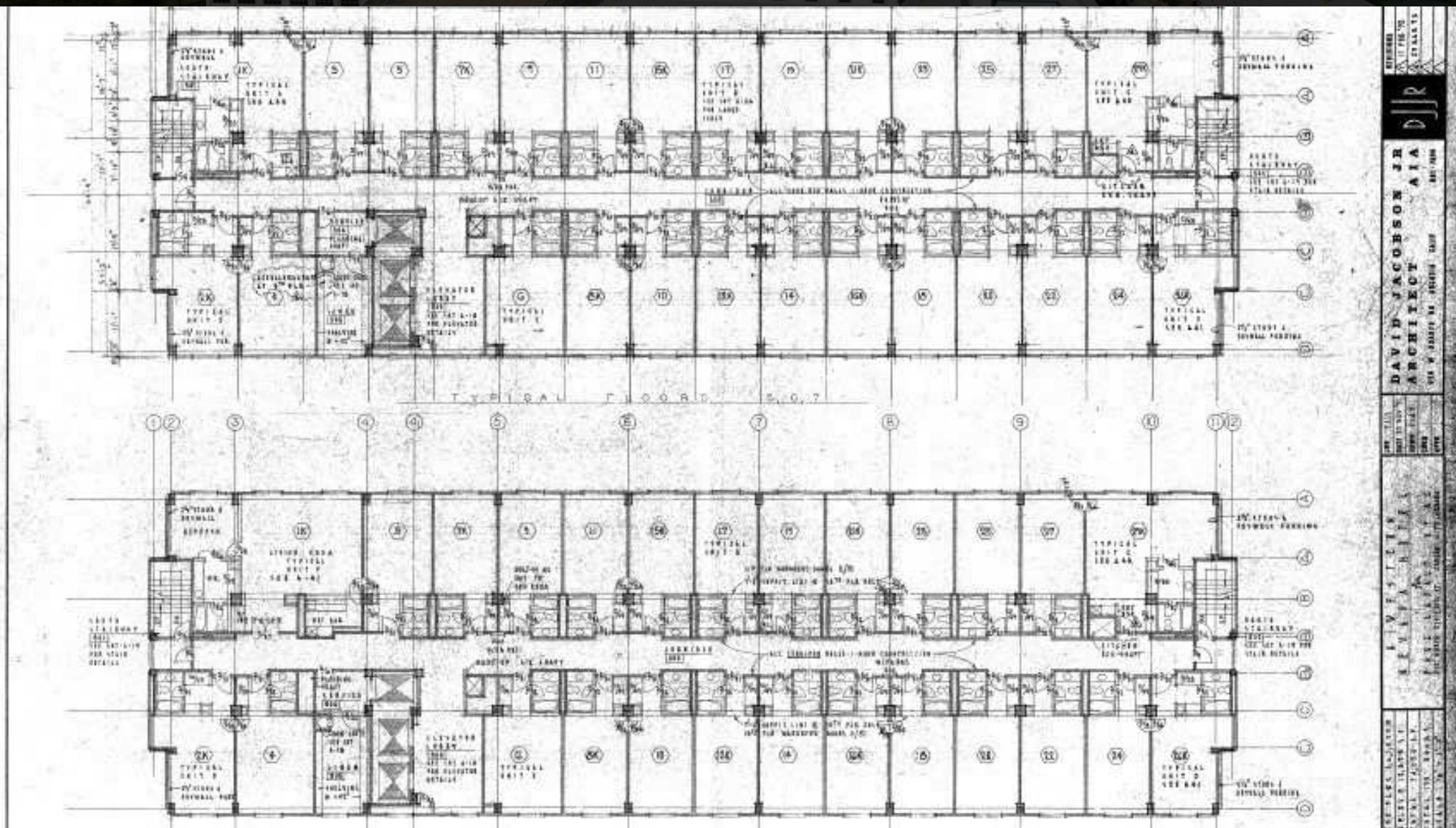


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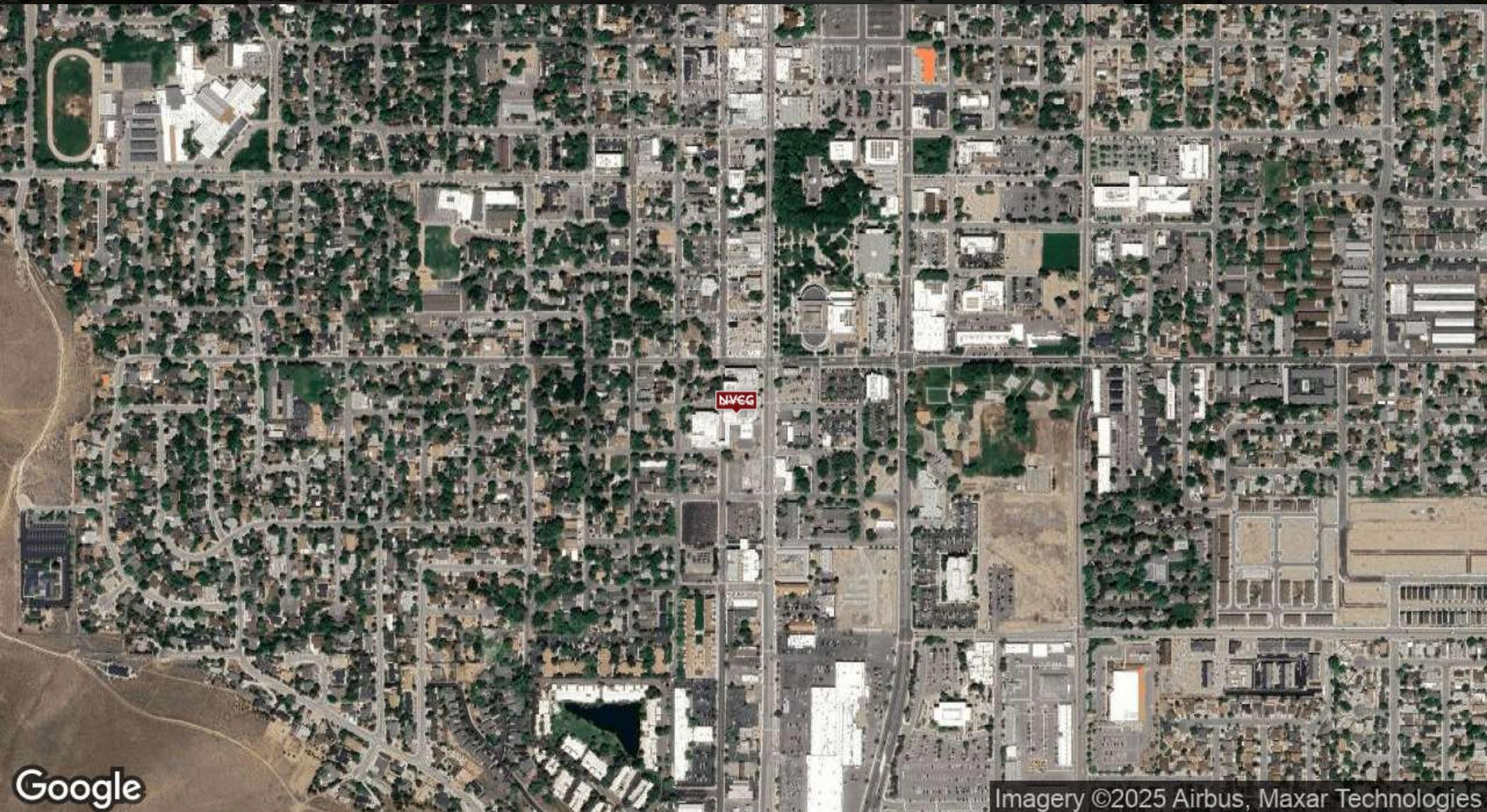
Plans 3 of 3



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Aerial Map



Google

Imagery ©2025 Airbus, Maxar Technologies

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## BENEFITS OF NORTHERN NEVADA: OPPORTUNITIES, TAX ADVANTAGES, & QUALITY OF LIFE



### ECONOMIC & BUSINESS GROWTH



TECHNOLOGY, MANUFACTURING, & E-COMMERCE. + NEVADA'S TAX INCENTIVES ATTRACT RELOCATION & EXPANSION.



### EXCELLENT LOCATION

SAN FRANCISCO IS LESS THAN A FOUR-HOUR DRIVE AWAY, THE RENO-TAHOE INTERNATIONAL AIRPORT PROVIDES QUICK FLIGHTS TO SURROUNDING AREAS WHICH MAKES CONVENIENT DISTRIBUTION ROUTES, IDEAL FOR BOTH BUSINESS & TRAVEL.



### + FOUR-SEASON WEATHER

SUMMERS ARE WARM, AND WINTERS ARE COLD, PROVIDING DIVERSE WEATHER CONDITIONS THAT MANY PEOPLE FIND APPEALING.

### AFFORDABLE HOUSING

THE AVERAGE RENT FOR A ONE-BEDROOM APARTMENT IN SAN FRANCISCO IS AROUND \$3,609, IT IS ABOUT \$1,259 IN RENO.

### QUALITY OF LIFE

NUMEROUS OUTDOOR ACTIVITIES, FROM BOATING & FISHING AT LAKE TAHOE TO SKIING IN THE SIERRA NEVADA MOUNTAINS. THE TRUCKEE RIVER, WHICH FLOWS THROUGH RENO, OFFERS KAYAKING & WHITEWATER RAFTING OPPORTUNITIES.

### EDUCATION & RESEARCH

THE UNIVERSITY OF NEVADA, RENO (UNR), A TIER 1 RESEARCH UNIVERSITY IS KNOWN FOR ITS PROGRAMS IN SCIENCE, ENGINEERING, & MEDICINE, INCLUDING BIOTECHNOLOGY & EARTHQUAKE SCIENCE.

## ORMSBY HOUSE

### Historical Background The Ormsby House

Ormsby House has roots deeply embedded in the history of the American West. Named after Major William Ormsby, an influential figure in Nevada's early days, the establishment reflects the pioneering spirit of its namesake. Major Ormsby was a key player in the region's development during the mid-19th century, serving as a member of the territorial legislature and playing a significant role in the settlement of Carson City, which later became the state capital.

Constructed and inaugurated in 1972, Ormsby House emerged during a period of economic prosperity and growth in Carson City. The building's architecture was designed to reflect both modern luxury and historical charm, making it an iconic structure in the heart of the city. Its construction marked a new era of hospitality and entertainment in Carson City.

Since its opening, Ormsby House has been a central hub for social and political activities in Carson City. It quickly gained a reputation as one of the premier destinations in Northern Nevada, providing luxurious accommodations and becoming a gathering place for prominent figures, local politicians, and celebrities.

Ormsby House played a pivotal role in Carson City's development, both as a social center and an economic driver. The establishment attracted visitors from across the region, boosting local tourism and contributing to the city's economy. Its strategic location near the Nevada State Capitol made it a convenient and attractive spot for legislators and government officials, further cementing its place in the city's history.

The venue has hosted countless community events, including charity fundraisers, weddings, and local celebrations, and has welcomed notable musicians and entertainers, enhancing its reputation as a cultural hotspot in Carson City.

Ormsby House stands as a symbol of Carson City's rich heritage. Efforts have been made to preserve its historical aspects while ensuring it meets modern standards. The original design elements and architectural features have been maintained, providing a glimpse into the past for visitors and residents alike. The building itself is a testament to the city's dedication to preserving its historical landmarks.

More than just a hotel and casino, Ormsby House is a cornerstone of Carson City's history and culture. Its historical significance, coupled with its role in the community's development, makes it a unique and valuable property. For potential buyers, Ormsby House offers an opportunity to own a piece of Nevada's storied past and to continue its legacy as a central figure in Carson City's future.

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## NEVADA STATE TAX SYSTEM

- 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

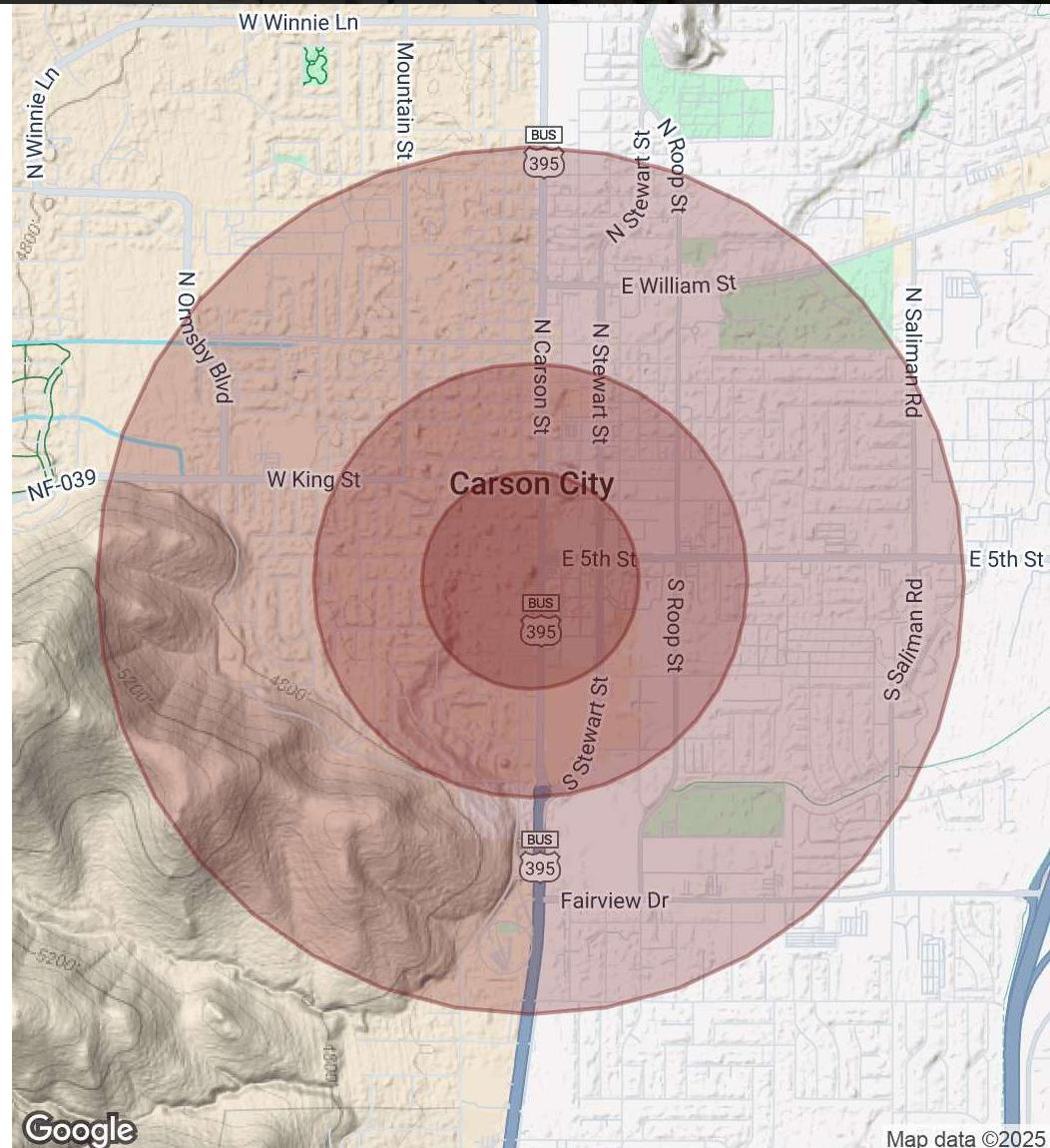
- Road: Close proximity to I-80, allowing for 1 day shipping to all major west coast cities including Seattle, San Francisco, Los Angeles, Salt Lake City, and Phoenix.
- Rail: Southern Pacific and Union Pacific connect Northern Nevada from the Pacific Coast to America's heartland and beyond.
- Air: Reno-Tahoe International Airport offers efficient and easy access to cargo & travel. The airport serves more than a dozen cities with nonstop flights, and more than 35 cities with a single stop. In addition, more than 114 million pounds of cargo flow through the airport annually.

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	691	2,816	8,691
Average Age	50.3	47.1	42.1
Average Age (Male)	52.8	49.8	43.6
Average Age (Female)	46.2	43.5	40.4
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	410	1,583	4,417
# of Persons per HH	1.7	1.8	2.0
Average HH Income	\$58,708	\$58,991	\$59,258
Average House Value	\$293,271	\$286,026	\$266,847

2020 American Community Survey (ACS)



Map data ©2025

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*Principal* | SAMUEL DOUGLASS, CCIM

BS.143639.LLC



### Samuel Douglass, CCIM

Principal/Managing Broker

Samuel@NVCG.US

Direct: 775.443.7576

NV #B.143639.LLC

### Professional Background

Samuel Douglass is a 4th generation Nevadan raised in Reno. Samuel has actively held a real estate license in the State of Nevada since 2007 and achieved his CCIM designation in 2013. He has completed over 1,000 lease and sale transactions in the northern Nevada market.

### Education

Samuel is currently serving on Northern Nevada Development Authority's Commercial Real Estate and Development Advisory Committee. He is a member of the Sierra Nevada Association of Realtors, a board member of the Northern Nevada CCIM Chapter, and a member of the Northern Nevada Chapter of NAIOP.

### Memberships

He obtained his Bachelor of Science in Business Administration with distinction from the University of Nevada Reno. He also attended the University of Stirling in Scotland to compliment his degree.

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### Bruce Robertson, CCIM

Sr. Advisor

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### Professional Background

Bruce L. Robertson, CCIM serves as a senior advisor for Nevada Commercial Group, specializing in office, industrial, land, retail, and multi-family transactions in Nevada's Carson City, Reno, Sparks, and Northern Nevada. Robertson has more than twenty-nine years of brokerage experience and has completed more than 500 real estate transactions.

Robertson began his commercial real estate career while employed with Carson Furniture, Inc., where he was actively involved in the development, leasing and management of family-owned commercial properties. In addition, Robertson was responsible for the development of a retail/office center that has since proven to be a financial success.

### Education

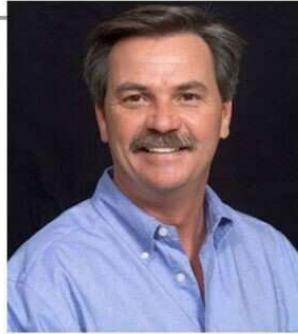
Bachelor's in Accounting from the University of Nevada, Reno

### Memberships

Robertson earned the prestigious Certified Commercial Investment Member (CCIM) designation and has been very active in his community, serving as past President of Carson City's Chamber of Commerce, Rotary Club, Brewery Arts Center and the Northern Nevada Development Authority. In addition, he has chaired the committee for the Friends in Service helping capital fundraiser that netted in excess of \$400K. Robertson has qualified for Sperry Van Ness Partners Circle and Achievers Awards, given to top producers, 6x in the past ten years.

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## Bob Fredlund

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Bob.Fredlund@CBSAselectRE.com



### Professional Background

Bob Fredlund is a real estate agent at Coldwell Banker Select, a general contractor, as well as the owner of Nevada Style Construction. Selling and negotiating all types of real estate and building custom homes, new developments, and commercial buildings with his family is the most rewarding part of his life. Bob likes to get things done. He has 40 years in the industry and is passionate about providing quality customer service to all his clients and believes that anyone with a real estate or construction need, be it big or small, should receive knowledgeable assistance. This belief system can be seen in Bob's personal real estate brand, Nevada Style Real Estate and Construction Service, which focuses on providing Western Hospitality, Honesty, and Professional advice to his clients.

Bob's ability to assess the quality and benefits of the homes and buildings his clients are purchasing and building, as well as his aptitude to evaluate market conditions and provide a balanced perspective, comes from his many years as a Realtor and builder. He learned from his parents during their long careers in real estate, development, and construction, and has gained further insight from over 30 years of working on the construction side of real estate. Licensed as a General Contractor in Nevada since 1998, he has overseen the construction of more than 2,000 combined homes in Northern Nevada alone. He is experienced in developments and has also built custom homes in Northern Nevada, Arizona, Idaho, and Hawaii. Currently, he is building single-family homes in Carson City, Washoe Valley, and The Santa Maria Ranch development along the Carson River in Dayton that offer open floor plans on  $\frac{1}{2}$  to 1 acre parcels with 3-car and RV garages.

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