

FOR SALE

\$740,000

2 Commercial Property Portfolio, NV

Easy Manage, Single Tenant Net Leased Prime Locations In:

Winnemucca, NV, 89822: 330 S. Bridge St., 2,400 S.F. on 3,049 S.F. of land, Vacant 11/24- owner user opportunity until estimated 5 year AIR Net lease \$1,800/mo, (21,600/yr) 10% increase 3rd year.

Carlin, NV, 87088: 1120 Chestnut St, 2,340 S.F. on 1.2+ acres of prime corner, with offices, work shop with loading door, 2nd building with new roof, large roll up garage. Current tenant approved for desirable large equipment repair and towing services, large storage yard. 2 year AIR Net lease starting 4/2024, \$1,950/mo (\$23,400/yr). 3 approved new truck stops a few parcels away- two have broken ground.

Estimated NOI combined: \$45,000 first year

6 Cap

Benefits of NV- low property taxes and no rental income tax and extensive growth nearby Tesla battery factory and thriving gold industry.

For more information:

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Information provided is believed to be correct; however, not guaranteed- Buyer to make their own investigation and determination as to information provided

330 Bridge St., Winnemucca, NV



1120 Chestnut St., Carlin, NV

