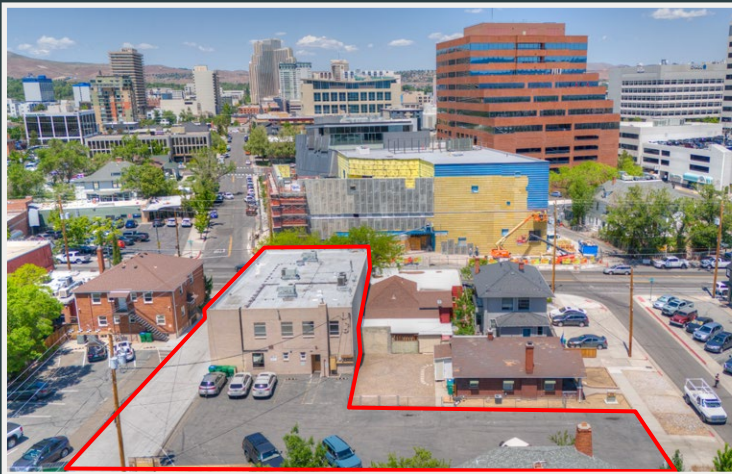


OFFICE BUILDING FOR SALE

218-222 CALIFORNIA AVE, RENO, NV 89509



FOR SALE: \$3,420,000



YAYA JACKOBY, CCIM
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 Louie@YaYaRealty.com



PROPERTY DETAILS

- Excellent Owner/User & Investment Opportunity
- Prime Downtown Reno location, ripe with redevelopment and exceptional retail/restaurant.
- 8,300 SF office building on .17 acres
- Built in 1960
- Zoning: MD-RD
- 15 Month-to-Month Tenants occupy 2nd story
- APN: 11-221-04: Office building with 9 parking stalls
- APN: 011-221-08: 0 Plumas St with 12 parking stalls
- Basement for additional storage and filing. Not included in SF.
- 21 total parking stalls



yaya
group

Ferrari-Lund
Real Estate

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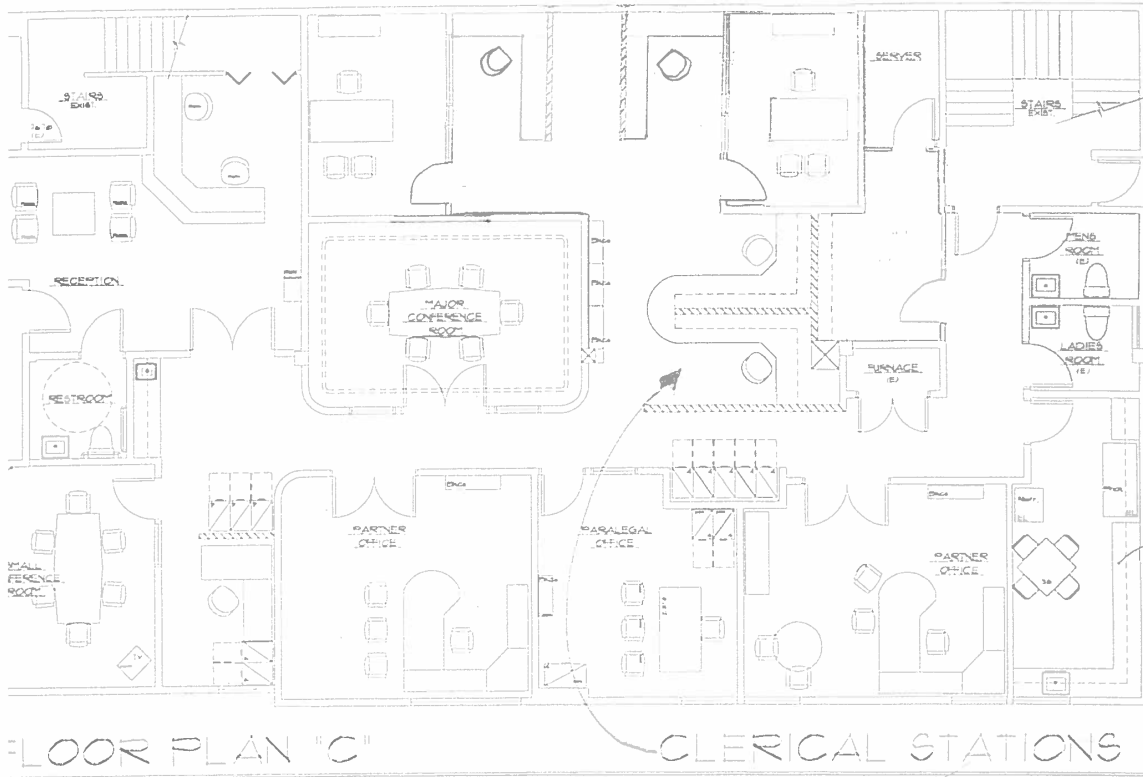
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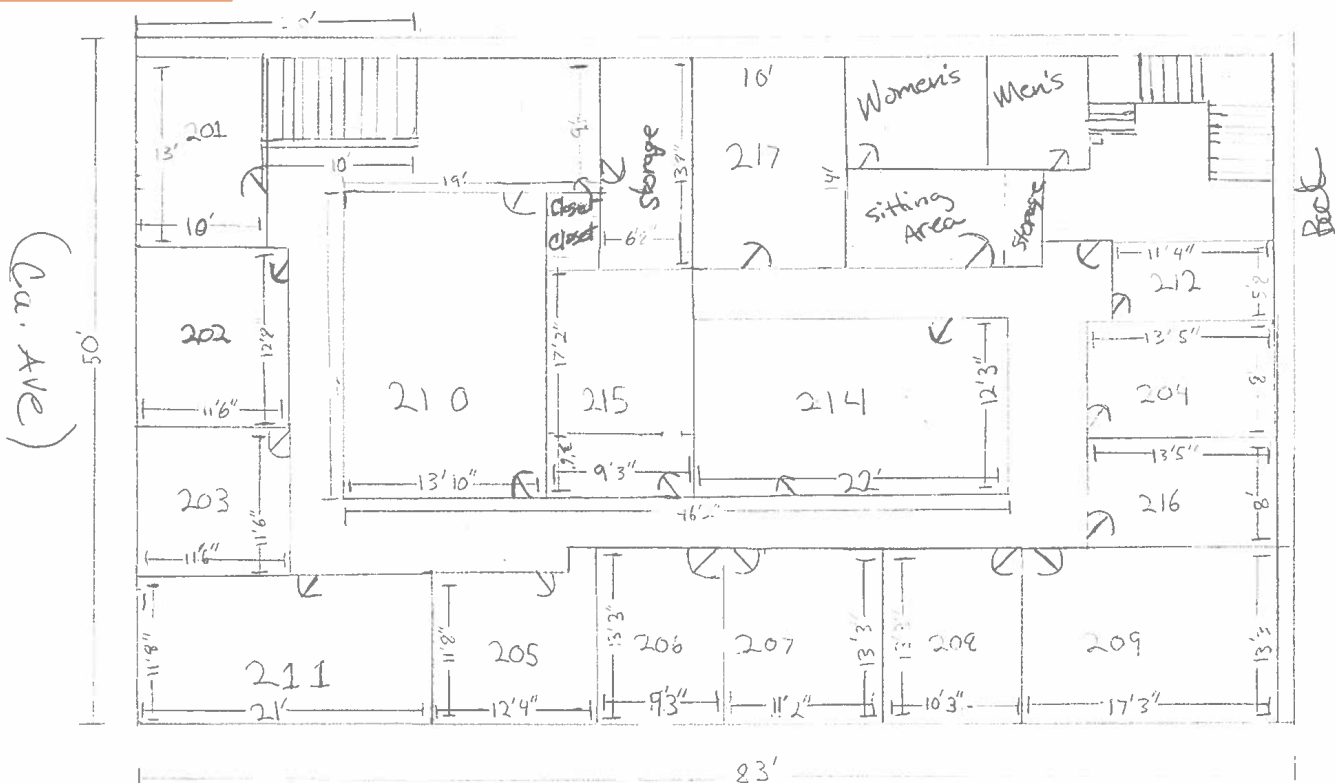


FLOOR PLANS

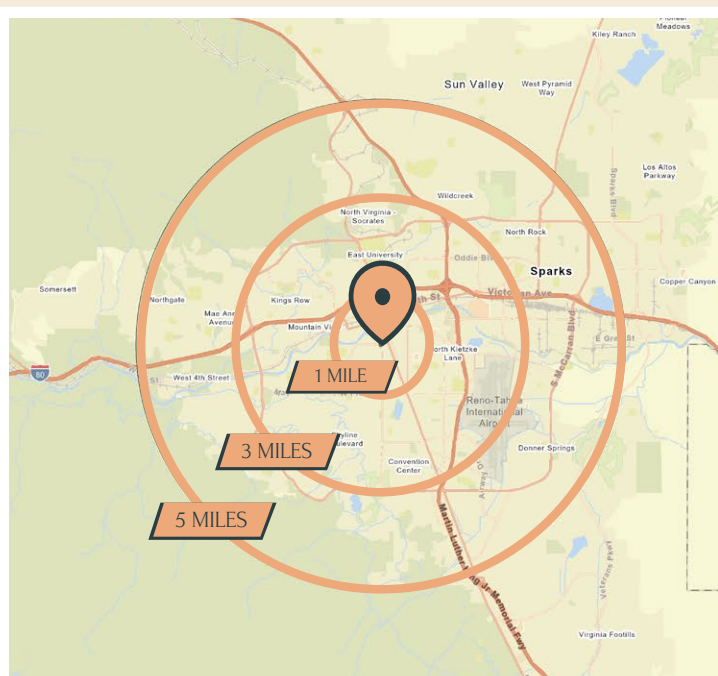
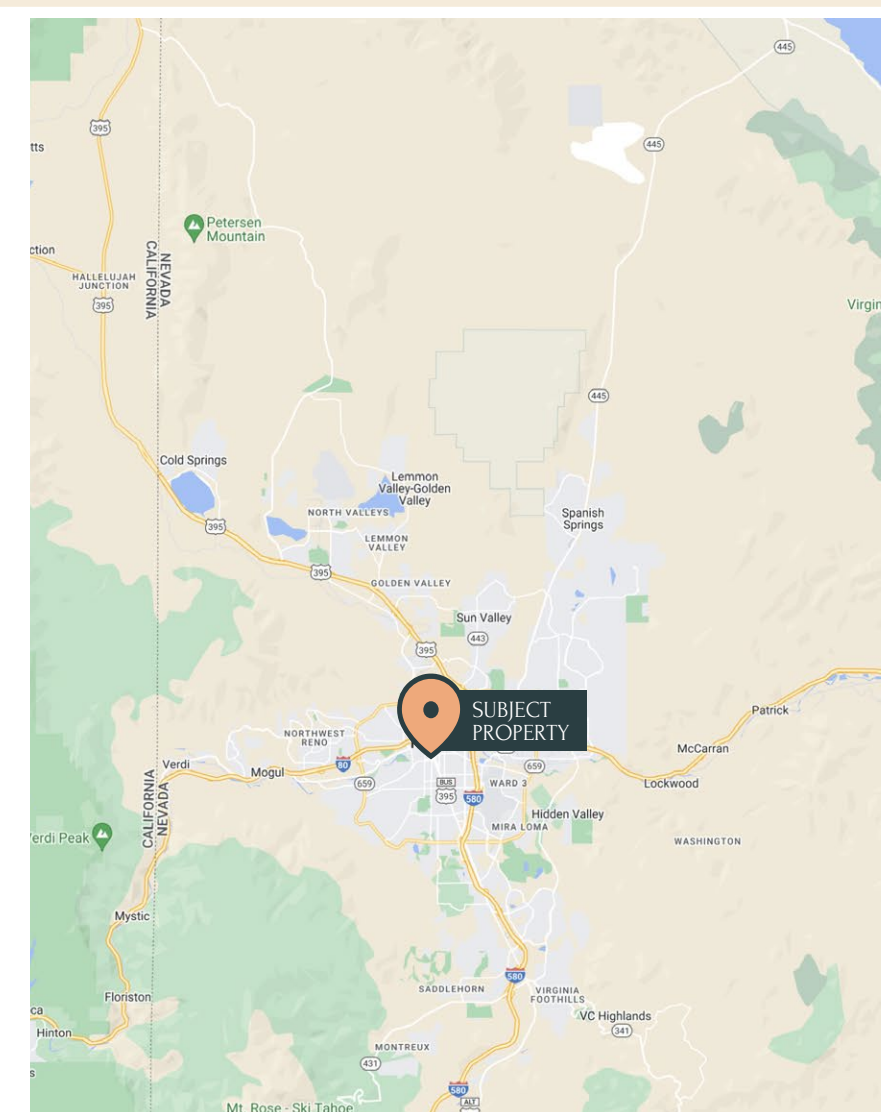
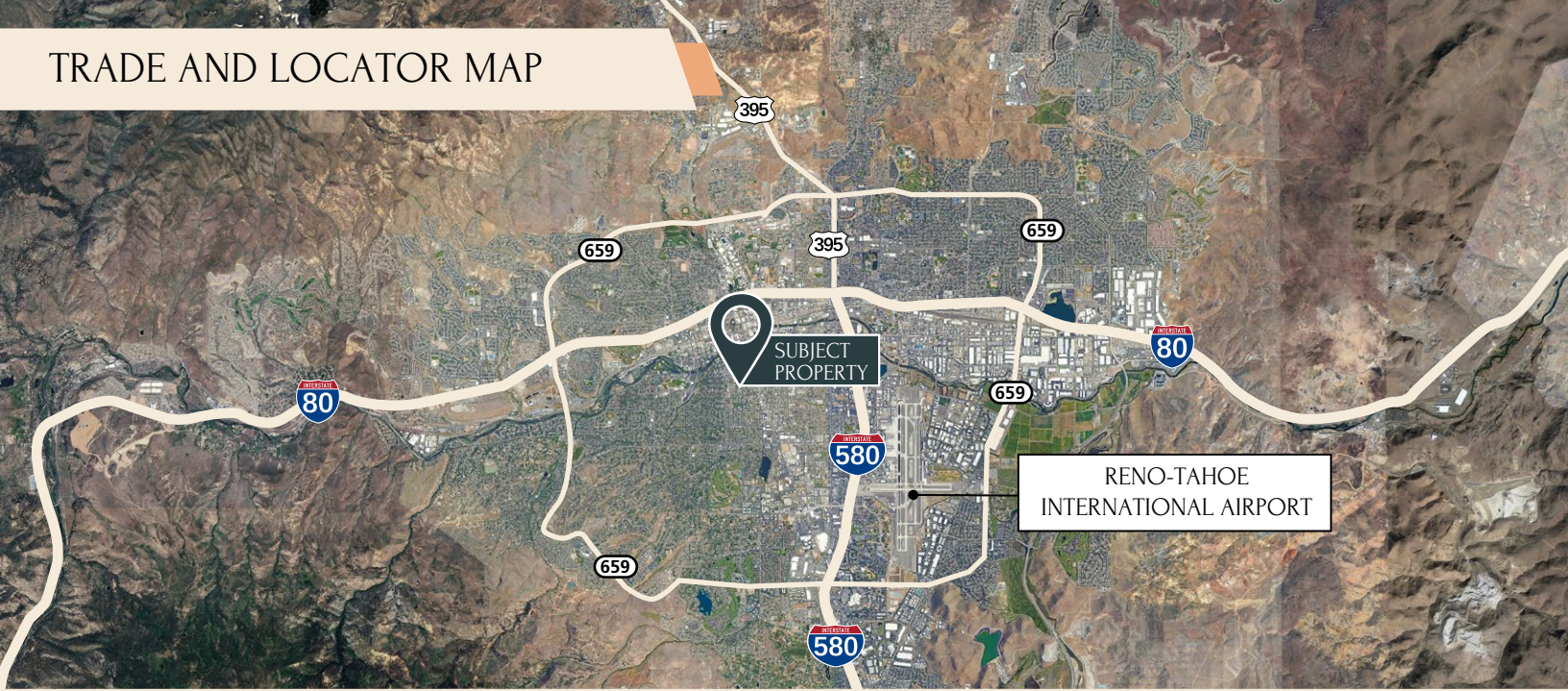
1ST STORY



2ND STORY



TRADE AND LOCATOR MAP



5 MILE RADIUS DEMOGRAPHICS

KEY FACTS



Average Household Size

2.3

242,882 Population



Median Age

36.9

\$60,720 Median Household Income

BUSINESS



12,042 Total Businesses



175,373 Total Employees

yaya group

Ferrari-Lund Real Estate

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