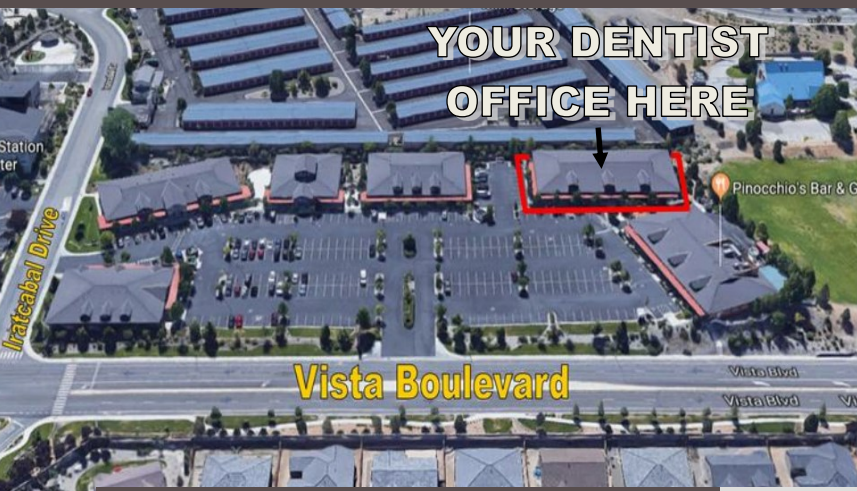


FOR SALE
Office/Retail

4830 Vista Blvd.
SPARKS, NV 89436

STARK
ACCELERATORS
COMMERCIAL REAL ESTATE

12,800±SF OFFICE/RETAIL BUILDING FOR SALE



PROPERTY DESCRIPTION

- Available for sale as Owner Occupancy Opportunity with income from existing tenants
- New leases on Unit 110 with Charles Gracie Jiu Jitsu and Bella Grey Medical Spa in 108. The balance of the building Units 104-102 is shell and ready to configure for Owner User with floor in place
- Owner is a Licensed Nevada Real Estate Salesman

PROPERTY HIGHLIGHTS

- Located on Vista Blvd. In Sparks, NV just north of Disc Drive
- Excellent Neighborhood Center
- SBA Loan Possibility
- Co-Tenants in Center include Pinocchio's Bar & Grill, Sage Veterinary Care, Dickson Realty, First American Title & More

OFFERING SUMMARY

PRICE	PRICE/SF
\$3,500,000	\$273.44
SIZE	ACRES
12,800± SF	.328
TRAFFIC COUNT	ZONING
25,200 Vehicles/Day	C2



Although all information is obtained from sources deemed reliable, we make no guarantee, warranty, expressed or implied, or representation as to the accuracy of content or other conditions, prior sales, leasing, financing, or withdrawals without notice.

TIM MCDONALD
NV LICENSE: S.171711



775.825.4400

KEN STARK
NV LICENSE: B.35722.CORP

FOR SALE
RETAIL/OFFICE

Vista Village

4830 VISTA BLVD., SPARKS, NV 89436

SPARKS
RETAIL/OFFICE
AVAILABLE FOR
SALE



TIM MCDONALD &
KEN STARK

NVLICENSE #: 171771 & B.35722.CORP



775.825.4400

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