

MOTIVATED SELLER - PRICED TO SELL - OFFERS ENCOURAGED

Exceptional opportunity to acquire a substantial commercial/industrial property in Tonopah, Nevada. **Offered at \$795,000**, the property includes approximately **8.23 acres of land and a 16,082 SF steel commercial/industrial building**, providing an outstanding combination of acreage, existing infrastructure, highway accessibility and operational flexibility.

Located at **2256 US Highway 6 near the intersection of US Highway 6 and US Highway 95**, the property offers excellent accessibility for commercial and industrial operations.

The approximately **16,082 SF single-story steel building** features **16-foot ceilings, approximately 10,000 SF of open interior space, multiple office areas, ADA-compliant restrooms and multiple large access doors**. Infrastructure includes **800-amp electrical service supplied by NV Energy, 10 HVAC units, a factory-sealed dry sprinkler system, alarm/security system, backup power capability, and municipal city water and sewer**.

The property consists of approximately **8.23 flat acres** and also benefits from a **10+ acre easement per Nye County records**. The easement is separate from the property's stated 8.23-acre parcel size.

The substantial land area provides significant outdoor space in addition to the existing building, making the property particularly attractive to an owner-user, investor or business requiring room for equipment, vehicles, storage, operations or potential future expansion, subject to applicable zoning and governmental approvals.

CANNABIS USE HISTORY

The property previously received two Nye County Special Use Permits related to cannabis operations: **SU-14-0021 for Cultivation and SU-14-0022 for Production**. **Both permits are expired**. Any future cannabis-related use would be subject to current Nye County requirements, approvals, licensing and permitting.

Ownership is **highly motivated to sell**, and reasonable offers are encouraged. At **\$795,000**, this is an opportunity to acquire a substantial steel commercial building together with significant acreage and infrastructure along a major highway corridor.

PROPERTY CONDITION & SALE TERMS

Property is being offered strictly **AS-IS, WHERE-IS, with all faults**. Seller will make no repairs, improvements or concessions based on property condition. Buyers are responsible for independently verifying all property information, including acreage, easement rights, building square footage, zoning, utilities, condition, prior permits and suitability for their intended use prior to closing.

PROPERTY HIGHLIGHTS

- Asking Price: \$795,000
- Motivated Seller - Offers Encouraged
- 8.23 Acres
- 10+ Acre Easement per Nye County Records
- 16,082 SF Steel Commercial/Industrial Building
- Approximately 10,000 SF Open Interior Space
- 16-Foot Ceiling Height
- 800-Amp NV Energy Electrical Service

- Backup Power Capability
- 10 HVAC Units
- Factory-Sealed Dry Sprinkler System
- Alarm/Security System
- Multiple Large Access Doors
- Office Areas
- ADA-Compliant Restrooms
- Municipal City Water & Sewer
- US Highway 6 Location Near US Highway 95
- Two Prior Cannabis Special Use Permits - Both Expired
- Former Cultivation & Production Permit History
- Substantial Land for Operations, Equipment, Vehicles, Storage or Potential Expansion
- AS-IS, WHERE-IS Sale