

FOR SALE: 5975 Alfa Avenue
LEASED INVESTMENT

STEAD HANGAR

 LEE &
ASSOCIATES

LEASED INVESTMENT 7% CAP !!



LYLE CHAMBERLAIN, CCIM

Managing Partner/Principal

PH: 775.851.5310

Lic # B.1000716

lchamberlain@lee-
associates.com

Asking

\$2,100,000.00



LISTING DATA

PROPERTY SF:	13,000 SF
MAIN BUILDING	11,000 SF
SHOP BLDG	2,000 SF

BUILDING ATTRIBUTES

- ◆ **GAS INFRARED RADIANT HEAT**
- ◆ **HEAVY POWER**
- ◆ **MECHANIZED BI FOLD HANGAR DOOR**
- ◆ **LARGE EXECUTIVE OFFICE BUILD OUT**
- ◆ **GREAT MAIN BUILDING SIZE**
- ◆ **SEPARATE SHOP BUILDING W/OHD**

LYLE CHAMBERLAIN, CCIM

Managing Partner/Principal

PH: 775.851.5310

Lic # B.1000716

lchamberlain@lee-associates.com



Asking

\$2,100,000.00

FINANCIAL INFORMATION

SINGLE TENANT NET LEASE

\$13,000/MO \$156,000 /YR

Owner Costs: RTAA Ground Lease
Imp Taxes Approx \$7,000/Yr

Net: \$149,000 Better than 7% Cap !!!



Asking

\$2,100,000.00

LYLE CHAMBERLAIN, CCIM

Managing Partner/Principal

PH: 775.851.5310

Lic # B.1000716

lchamberlain@lee-
associates.com

