



For Sale

400 & 600 Lemmon Dr
Reno, Nevada

New availability in the fast-growing North Valleys neighborhood. Surrounded with both commercial and residential uses. The site is flat with easy access to utilities. Ownership is willing to work with a user on any entitlements required. Possibility of being combined with other parcels in the area to create a larger parcel. Close to shopping and the 395 freeway.



PROPERTY ADDRESS

400 & 600 Lemmon Dr
Reno, Nevada 89506



LOT AREA

400: \pm 3.308 AC (\pm 144,096 SF)
600: \pm 3.82 AC (\pm 166,399 SF)
Total: \pm 7.128 AC (\pm 310,495 SF)



ZONING

LDS & MDS
Low&Medium Density Suburban



ADDITIONAL FEATURES

2 Access points to Lemmon Dr
1 Acre foot of water rights

For additional information,
Please contact:

BRAM BUCKLEY, CCIM

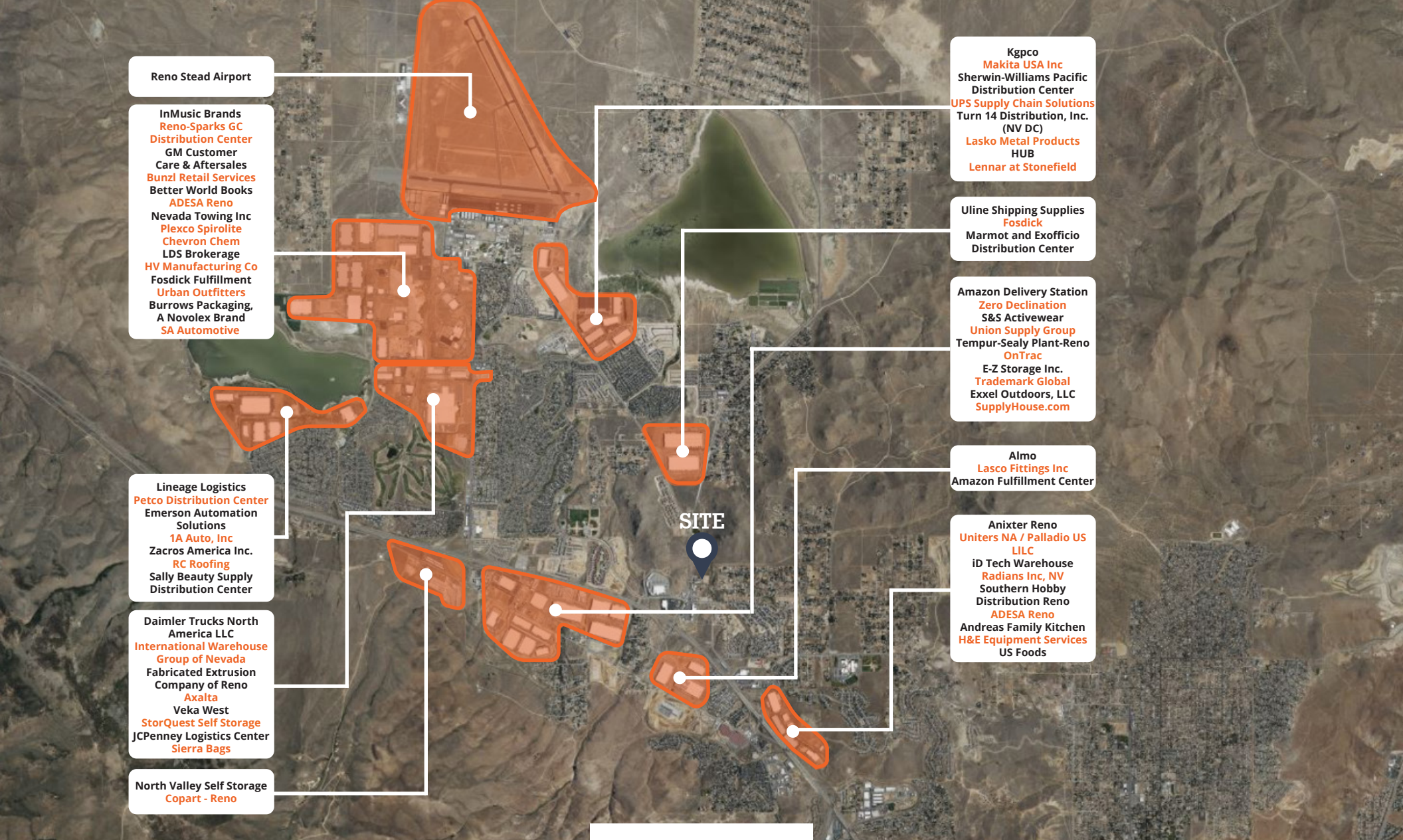
NV RE # B.1002869

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**AVISON
YOUNG**

Western Alliance
Commercial, Inc.



DRIVE TIMES



1 HOUR
to Tahoe



15 MINUTES
to Reno-Tahoe
International Airport



10 MINUTES
to Downtown Reno



40 MINUTES
to Nevada's Capitol
Carson City



10 MINUTES
to Sparks



10 MINUTES
to I-80



30 MINUTES
to Tahoe Reno
Industrial Center



10 MINUTES
to University of
Nevada, Reno



< 5 MINUTES
to I-395