

# For Sale

924 South Virginia Street  
& 2 Additional Parcels  
Reno, NV 89502



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Owner-User or Redevelopment Opportunity in the Heart of MidTown

**REDUCED LISTING PRICE: \$1,700,000** | 5,864 SF OFFICE BUILDING WITH A TOTAL LAND SIZE OF 18,032 SF





## CONTACTS

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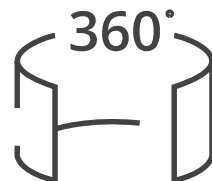
## THE OFFERING

Colliers is pleased to present 924 South Virginia Street for sale. The 5,864 square foot single story building is centrally located in MidTown, Reno and was built in 1960, according to the Washoe County Assessor and to the best of the owner's knowledge it was remodeled in the mid-1980's. The building is well located just south of South Center Street on South Virginia Street. The offering includes an adjacent parking lot totaling 0.414 acres. The property is located in a Qualified Opportunity Zone.

- Great owner-user or redevelopment opportunity
- Prime location with S Virginia Street Frontage
- Close proximity to more than 250 businesses in Midtown, including 20+ bars and restaurants and 40+ stores and shops
- Supplemental income from parking lots (currently \$1,000/month)
- Skylights throughout providing ample natural light
- Approximate roof overlay installation date of 2020

## Property Overview

Parcel	Size
011-334-17 (Office Building)	±5,864 SF Office building on a ±9,757 SF Lot
011-334-16 (N Lot Parcel)	±4,791 SF
011-334-04 (S Lot Parcel)	±3,484 SF
Total	±5,864 SF Office building with a total land size of ±18,032 SF



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924 South  
Virginia Street

Downtown Reno

Sparks

Haskell Street

S Center Street

S Virginia Street

Holcomb Avenue





# SURROUNDING AMENITIES



Downtown Reno

**MIDTOWN**  
DISTRICT | RENO

**SITE**

## Health, Wellness & Beauty



## Shopping



## Services



## Restaurants & Bars



S Center Street

S Virginia Street

Holcomb Avenue

Arroyo Street

Haskell Street



# Property Summary

## ADDRESS

924 South Virginia Street  
Reno, NV 89502

## APNs

011-334-16, 011-334-17 & 011-334-04

## LOT AREA

±5,864 SF Office building with  
a total land size of ±18,032 SF

## ZONING

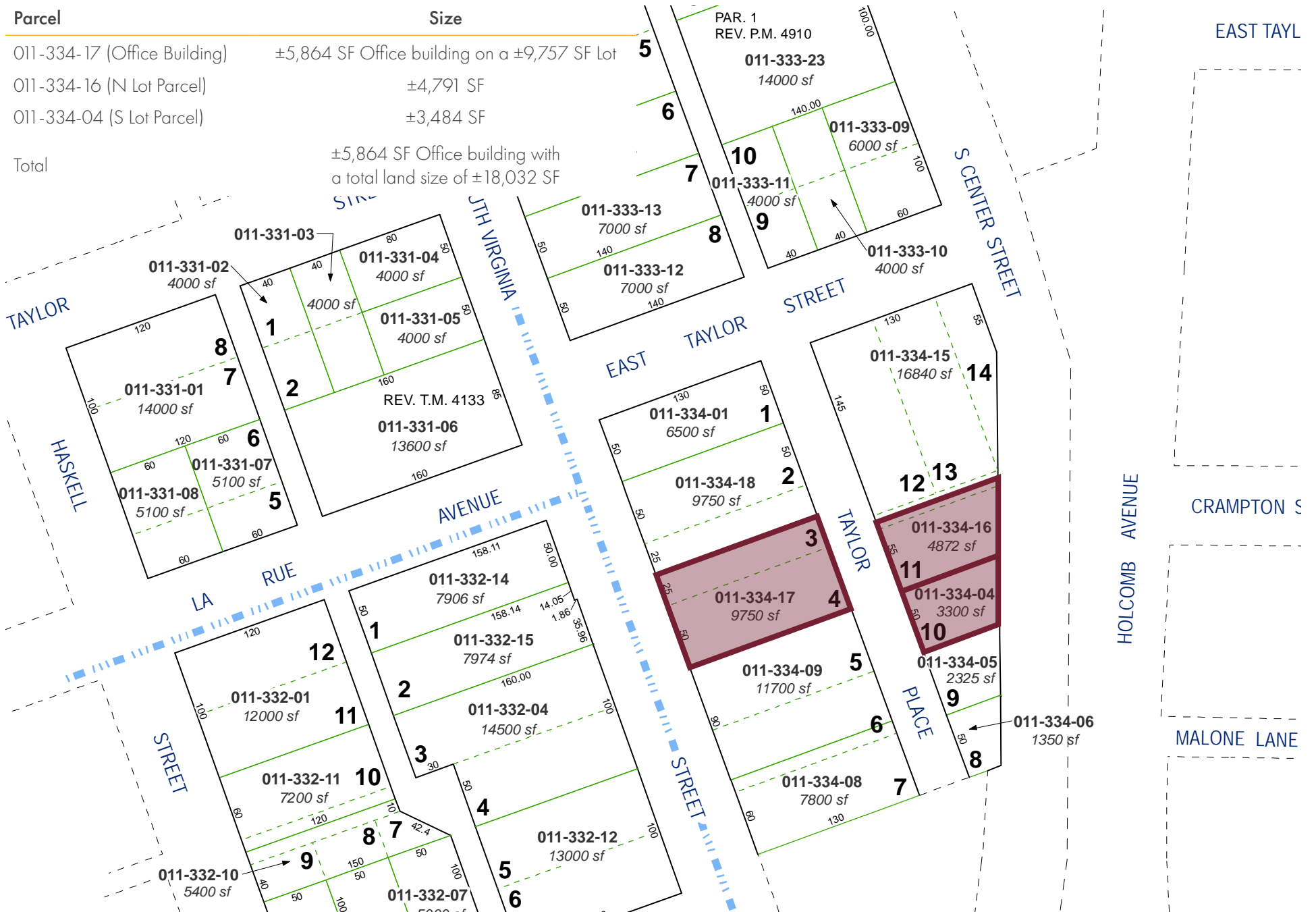
MU-MC: Mixed-Use Midtown Commercial





# PARCEL MAP

Parcel	Size
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# REVITALIZATION PROJECTS IN THE HEART OF MIDTOWN



Holcomb Avenue

S Center Street

011-334-04 & 16

Taylor Place

011-334-17

S Virginia Street

E Taylor Street

**FORMER JUNKIES BUILDING**  
Undergoing a complete renovation and is being transformed into a multi-tenant retail/office building. The suites will range from 2,000-4,000 square feet and have updated building frontage views.

**BEST MET MOTEL**  
Renovated motel with patio area.



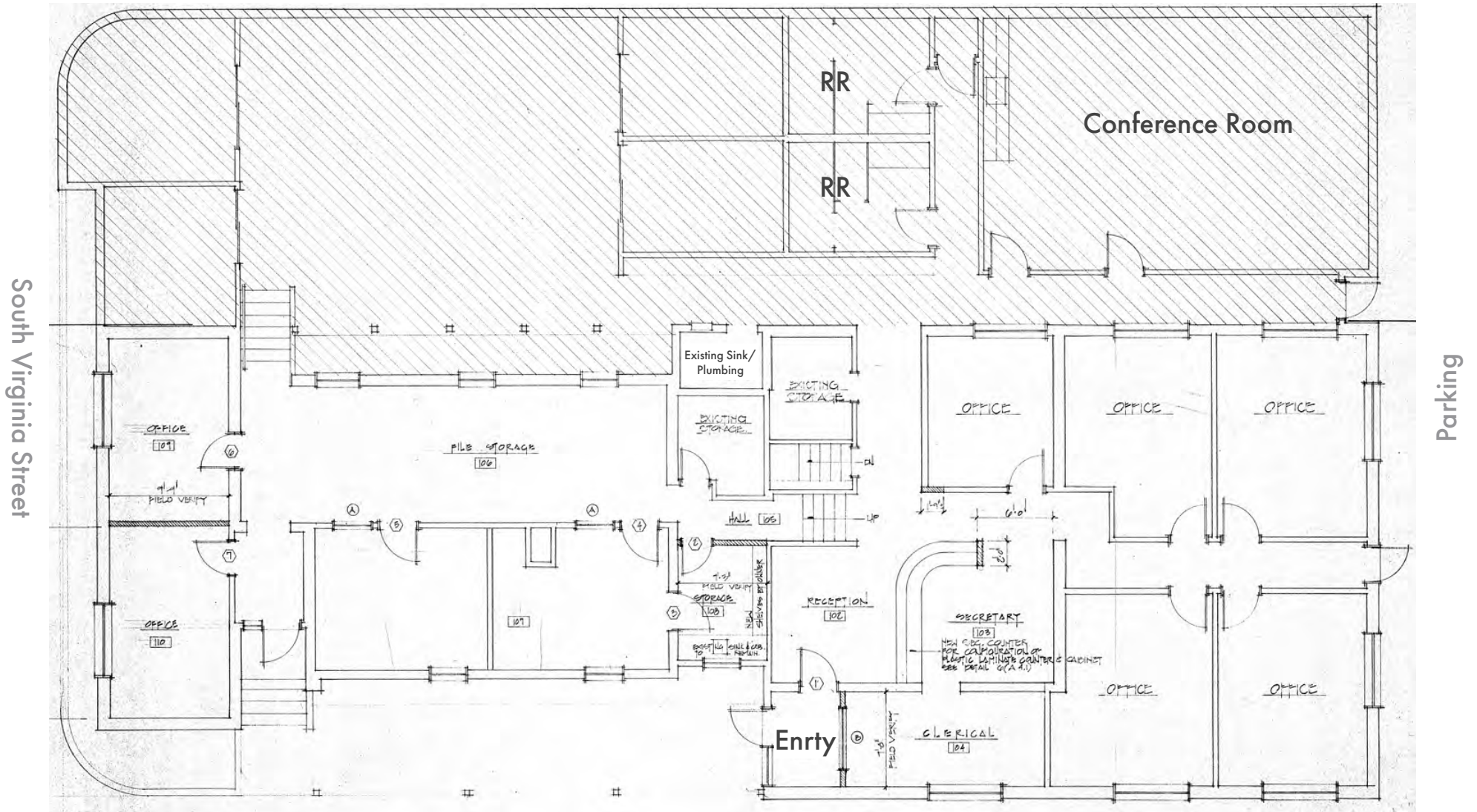
# PROPERTY PHOTOS





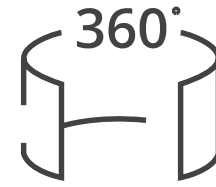
# SITE PLAN

Layout includes reception area, large conference room/kitchen, break area, numerous private offices, computer room, storage

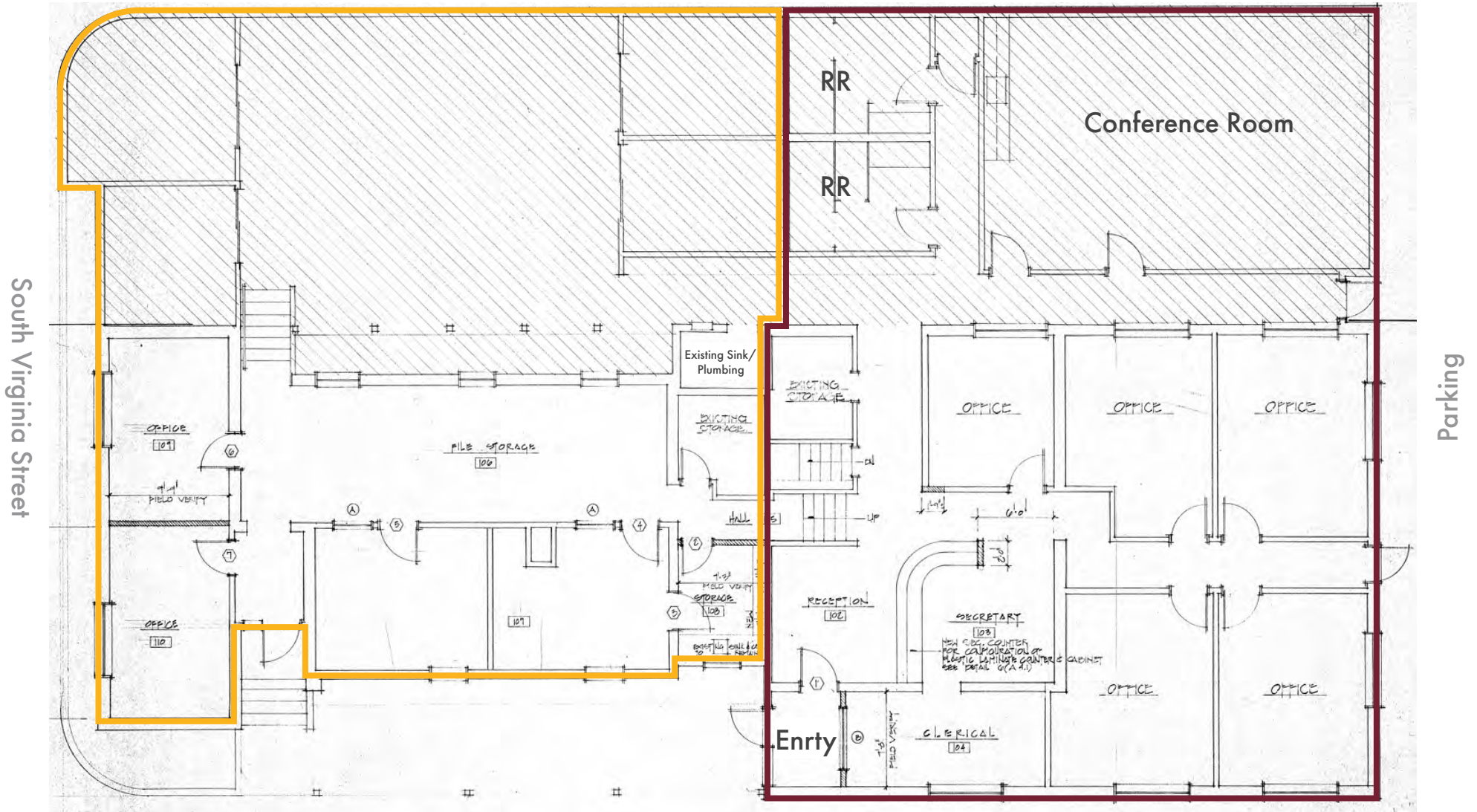




# CONCEPTUAL DEMISE OPTIONS



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