

# FOR SALE

## OFFERING MEMORANDUM

1338 S Virginia ST  
Reno, NV 89502



Bill Jackson  
971-219-3344



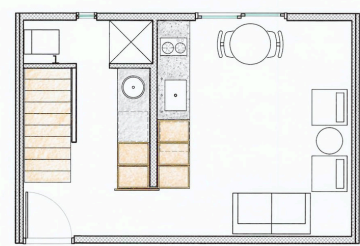
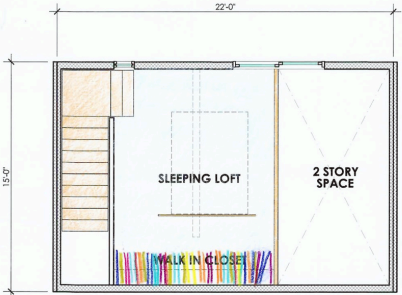
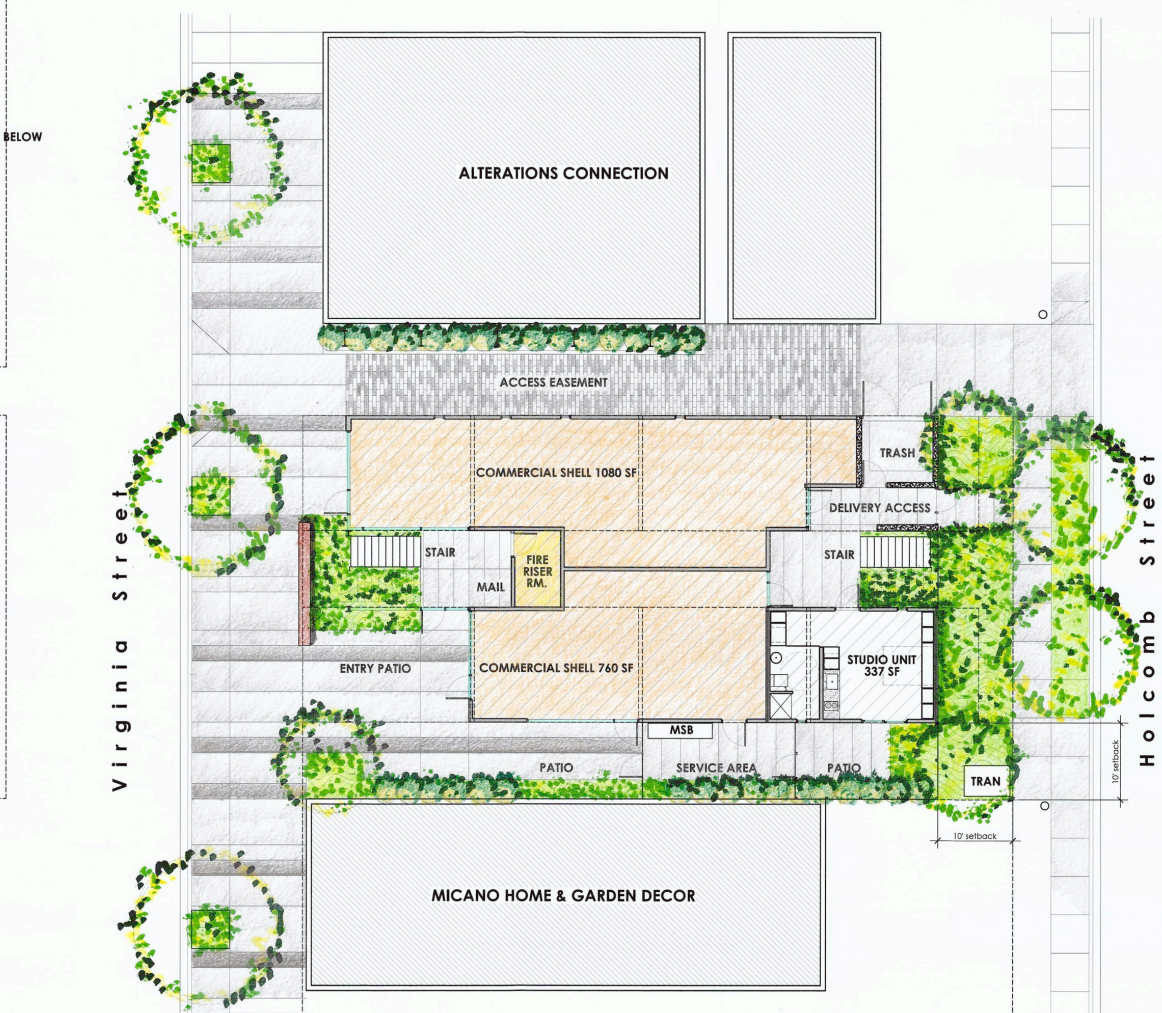
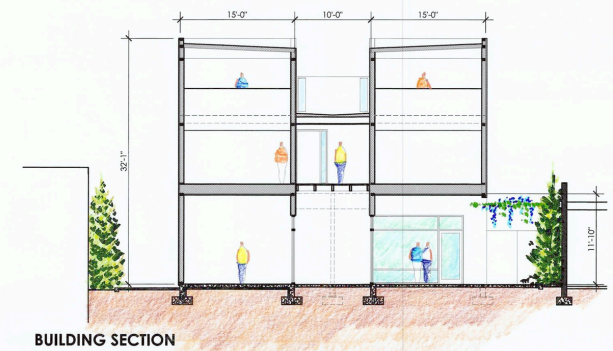
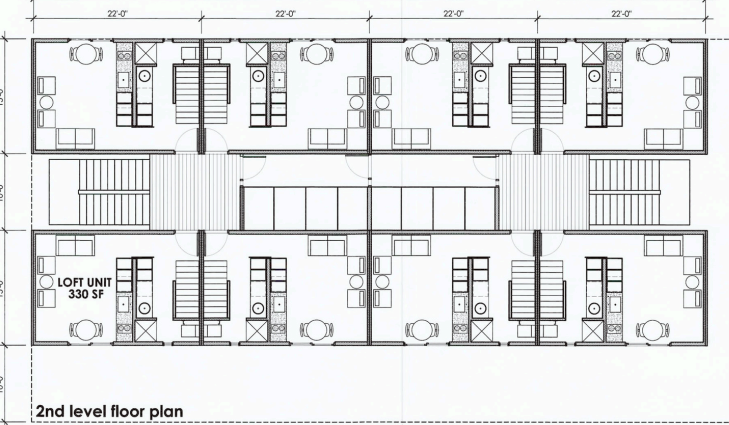
# PROPERTY DETAILS

- Qualified Opportunity Zone
- Designed by Jack Hawkins Architecture
- Permit Ready
- Fully engineered plan set
- 8-two level lofts
- 1-ground floor ADA studio
- 1840 SF of commercial space for F&B
- Mixed-Use Midtown Commercial Zoning
- Phase 1 ESA
- Survey
- Geotech Report
- 50' frontage on S. Virginia St.
- 50' frontage on Holcomb Ave.



OFFERING PRICE	\$725,000
BUILDING SQFT	7365 SF
LOT SIZE	4661SF
ZONING	MU-MC
PARCEL ID	014-137-08
COUNTY	WASHOE
MARKET	RENO
SUB-MARKET	MIDTOWN

# FLOOR PLANS (FULL PERMIT SET AVAILABLE)



site plan

commercial space	1840 sf
lower level studio unit	337 sf
(8) loft units at 490 gross sf per unit	3920 sf
(8) storage units at 24 sf per unit	200 sf

scale: 1/8" = 1'-0"

# WHY RENO

Reno, Nevada, stands out as a prime destination for commercial real estate investment, driven by its stable and diverse economy encompassing technology, manufacturing, logistics, engineering, software development, healthcare, and renewable energy. The city's resilience in economic downturns adds to its appeal, making it an attractive option for long-term investors. The area's job growth, skilled workforce and quality of life attract young professionals, broadening the appeal of commercial properties and attracting a diverse range of business. Investors in Reno benefit from consistent real estate appreciation, fueled by population growth and a thriving economy. The city's business-friendly reputation, supported by a proactive local government and policies encouraging entrepreneurship, creates a positive atmosphere for commercial ventures, offering a conducive setting for stable returns.



# NEIGHBORHOOD OVERVIEW

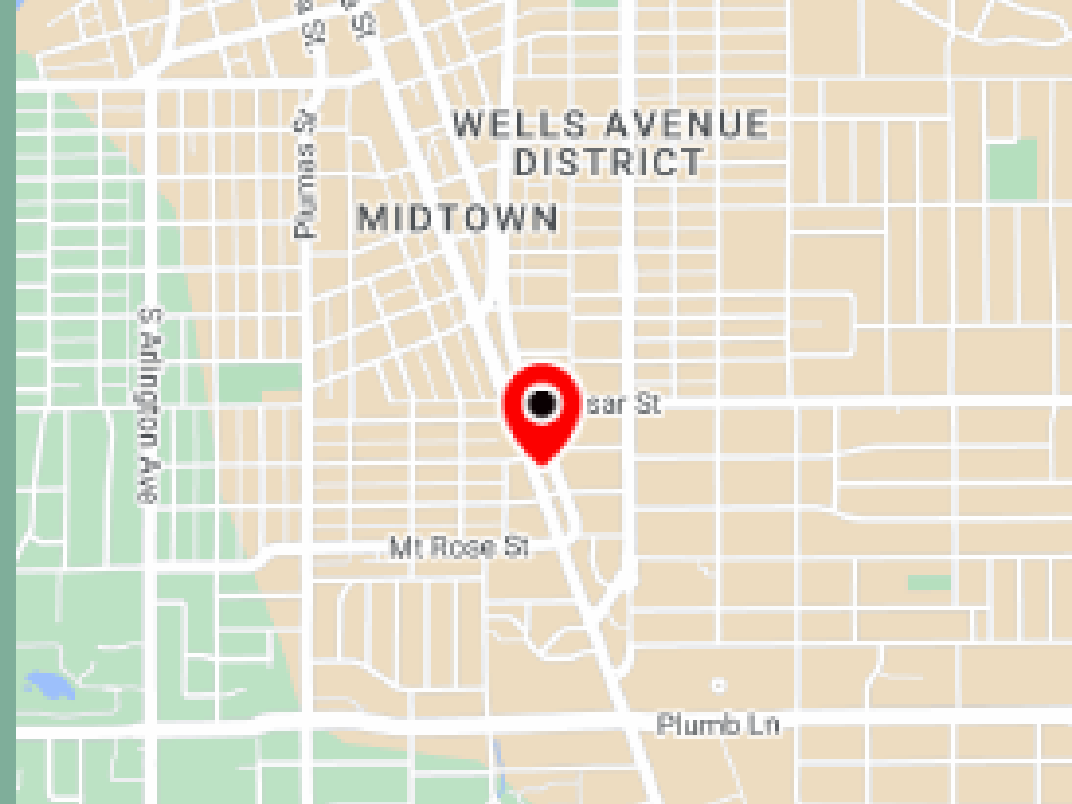


## MIDTOWN

Nestled in the heart of Midtown Reno, this location offers a prime development opportunity for mixed-use residential & retail. Investors will enjoy the area's eclectic mix of trendy eateries, art galleries, and unique retail shops. With close proximity to the Reno International Airport, major thoroughfares and the bustling downtown core, the property provides convenient access to the city's renowned business and entertainment hubs. Reno's status as a tech and innovation center fosters a dynamic environment for businesses, making it an appealing choice for commercial real estate investment. Don't miss out on the chance to capitalize on the thriving Reno market with this strategically located property.

# OPPORTUNITY ZONE

This property is located in an Opportunity Zone. Opportunity Zones can deliver significant tax savings on medium- to long-term investments in economically disadvantaged communities. This new tax incentive pertains to both the capital gains invested initially through a qualified opportunity fund (QOF), as well as future capital gains earned on the original investment in zone-based businesses or projects.



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EXCLUSIVELY PRESENTED BY

BILL JACKSON

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

Seller is Licensed Real Estate Salesperson in Nevada.

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