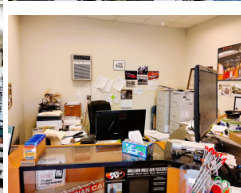
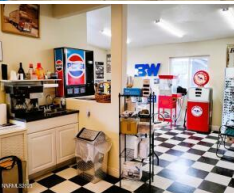


MLS All Fields

MLS #:	250002498	Address:	1417 Industrial Way
Status:	Active	City:	Gardnerville
List Price:	\$1,450,000	State Or Province:	NV
Property Type:	Commercial Sale	Zip Code	89410
Property Sub Type:	Industrial		

Property Information

Input Date:		County:	Douglas	Business Name:	Bob's Performance Center
Number Of Buildings:	2	Parcel Number:	1220-03-310-030	Lot Size Acres:	1
Number Of Units Total:	2	Tax Annual Amount:	\$3,954	Lot Size Square Feet:	43,560
Parking Total:	36	Spcl	\$0	List Price/Acre:	\$1,450,000
Stories:	1	Assmts/Bonds		Cooling YN:	Yes
Building Area Total:	9,209	OthrThn CIC:		Heating YN:	Yes
Building Area Source:	Assessor	Zoning:	Industrial		
Year Built:	1977	Zoning Source:	Assessor		
List Price/SqFt:	\$157.45	ADA Compliant YN:	Yes		
		Community Name:	Gardnerville CDP		
		Subdivision Name:	Carson Valley Industrial Park		

Directions: Hwy 395**Latitude:** 38.929942 **Longitude:** -119.728283**Listing Information**

Possession:	Seller Rent Back	Original List Price:	\$1,450,000	Listing Contract Date:	03/02/2025
Comp Sale YN:	No	Days On Market:	223		
		Cumulative DOM:	223		

Features

Association Fee Includes: None	Lot Features: Landscaped
Building and Property Details: # of Restrooms: 2;	Other Structures: Outbuilding
Tenant Improvement Allowance YN: No	Overhead Doors: 8x10; 10x10; 10x12; 12x16; Other
Building Features: Auto Bay(s); Free Standing; No	Parking Features: Alley Access
Common Area Facilities; Shelving	Road Frontage Type: Public
Business Type: Industrial	Road Responsibility: Public Maintained Road
CAM Or Management Company: CAM YN: No	Road Surface Type: Paved
Construction Materials: Metal Siding; Steel Frame;	Roof: Metal; Pitched
Wood Siding; Masonry Veneer	Security Features: Fire Alarm
Cooling: Wall/Window Unit(s)	Sewer: Public Sewer
Documents Available: None	Special Information: Covenants Conditions Restrictions
Electric: 100 Amp Service; 110 Volts; 150 Amp Service;	YN: No
220 Volts	Sprinklers: None
Fencing: None	Utilities: Electricity Available; Natural Gas Available;
Flooring: Concrete; Vinyl	Sewer Available; Water Available
Foundation Details: Slab	Water Heater: Electric
Heating: Forced Air; Natural Gas	Water Rights: Water Rights YN: No
Income and Expenses: Income Info Withheld YN: Yes;	Water Source: Public
Annual Debt Service: 0; Annual Income & Expenses:	

Actual; Cap Rate: 0; Gross Scheduled Income: 0; Net
Operating Income: 0; Total Actual Rent: 0; Trash
Expense: 0; Vacancy Allowance: 0

Interior Walls: Metal; Sheetrock

Listing Terms: Assumable; Cash; Conventional; Owner

May Carry 2nd

Location of Property: Industrial Park

Window Features: Double Pane Windows; Single Pane
Windows

Public Remarks

For Sale 1,450,000. "BOB'S PERFORMANCE CENTER", 1417 Industrial Way, Gardnerville, NV. 89410 A well-established, twenty-eight-year-old Auto, RV, Truck, Diesel & Performance business with long-term, loyal customers. "BOBS PERFORMANCE CENTER" is an authorized RV repair center and has been voted "Best RV Repair Business" nine years in a row. BUSINESS NAME AND CORPORATION ARE A SEPARATE PURCHASE BETWEEN SELLER AND BUYER ONLY. LISTING AGENT WILL NOT BE INVOLVED WITH THE BUSINESS NAME AND PURCHASE OF THE CORPORATION. SELLER MAY CARRY A SECOND FOR THE BUSINESS NAME AND CORPORTION. TERMS ARE NEGOTIABLE. They also service the Lake Tahoe Airport's tankers, jet heaters, and their ground equipment. They provide roadside assistance for semitrucks, and service multiple companies with fleet vehicles. There are 4 RV bays and 6 auto/truck bays. Four 20' roll up doors to accommodate RV's, and six 10' roll up doors for auto/trucks. There are 2 RV lifts and 5 automotive lifts. There's a computer and phone system with six stations. There's 110 and 220 three-phase throughout both buildings to accommodate welding, heavy equipment, etc. There's a large Ingersoll Rand air compressor system that runs throughout both buildings. BUSINESS NAME AND CORPORATION ARE A SEPARATE PURCHASE BETWEEN SELLER AND BUYER ONLY. LISTING AGENT WILL NOT BE INVOLVED WITH THE BUSINESS NAME AND PURCHASE OF THE CORPORATION. SELLER MAY CARRY A SECOND FOR THE BUSINESS NAME AND CORPORTION. TERMS ARE NEGOTIABLE. Nevada is one of the most tax-friendly states in the country. These tax-friendly policies include, no income tax, no tax on pensions, no tax on social security, no tax on estate or inheritance, no franchise tax, no inventory tax, no tax on issuance of corporate shares, no tax on sales or transfer of shares, and low property tax. The purchase price includes one acre parcel of land, two industrial buildings, and most of the inventory. This property is zoned industrial which can accommodate other types of industrial businesses. Motivated seller. Terms are negotiable.

Dawn Johnson

License#: S.168349

Pioneer Real Estate Center

904 N Nevada St

Carson City, NV 89703

775-461-3333

775-884-3480

LandWithMe@hotmail.com

Information is deemed to be reliable, but is not guaranteed. © 2025 [MLS](#) and [FBS](#). Prepared by Dawn Johnson on Saturday, October 11, 2025 6:06 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.