

FOR SALE | \$1,600,000

652

Forest St
Reno, NV 89509

Historic Office Building in Midtown
www.marmotproperties.com

Matterport 3D Rendering:
<https://my.matterport.com/show/?m=Uq77ZnPzTKP>



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652
Forest St
RENO, NV 89509



Batuhan Zadeh

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GENERAL CONTRACTOR

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www.marmotproperties.com

Commercial B-2 \$3m Bid Limit

GC License #: 0090389

Broker NV RED #BS0145130

(775) 313-1544



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PROPERTIES



Property Overview

PROPERTY HIGHLIGHTS

Exceptional investment opportunity in the heart of Midtown. This property presents two parcels of land totaling a generous .37 acres, featuring three distinct buildings. The centerpiece of this offering is the impressive professional office building spanning 3502 sq ft, strategically positioned on a corner lot for maximum visibility and accessibility.

Boasting a spacious layout with 4 bathrooms and 1383 sq ft of basement storage, it caters to a variety of business needs, making it an ideal space for entrepreneurs and established companies alike. Two rental homes, each individually standing, one at 458 sq ft bringing in \$1050 a month, and the second at 168 sq ft bringing in \$500 a month. Parking is ample with 16 designated spots, ensuring convenience for both clients and employees.

The fully landscaped surroundings enhance the property's curb appeal, creating an inviting atmosphere that leaves a lasting impression. Situated in prime Midtown real estate, this property enjoys unparalleled proximity to bustling commercial hubs, renowned dining establishments, and vibrant cultural attractions.

Matterport 3D Renderings of Office Building:

<https://my.matterport.com/show/?m=Uq77ZnPzTKP>

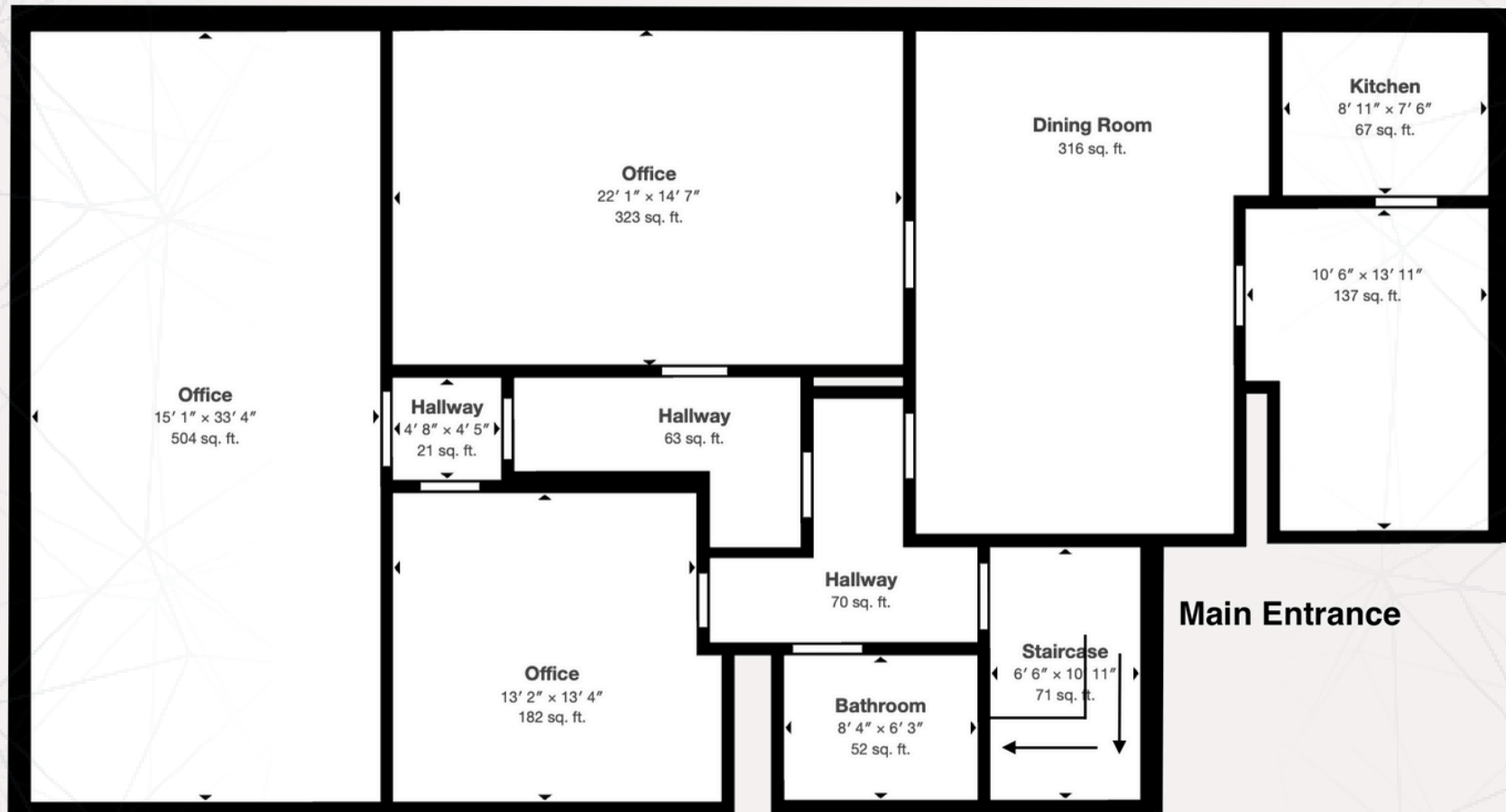


Price	\$1,600,000
Price Per SqFt Gross	\$388
SqFt	4,128
Lot Size	0.38 acres
Year Built	1933

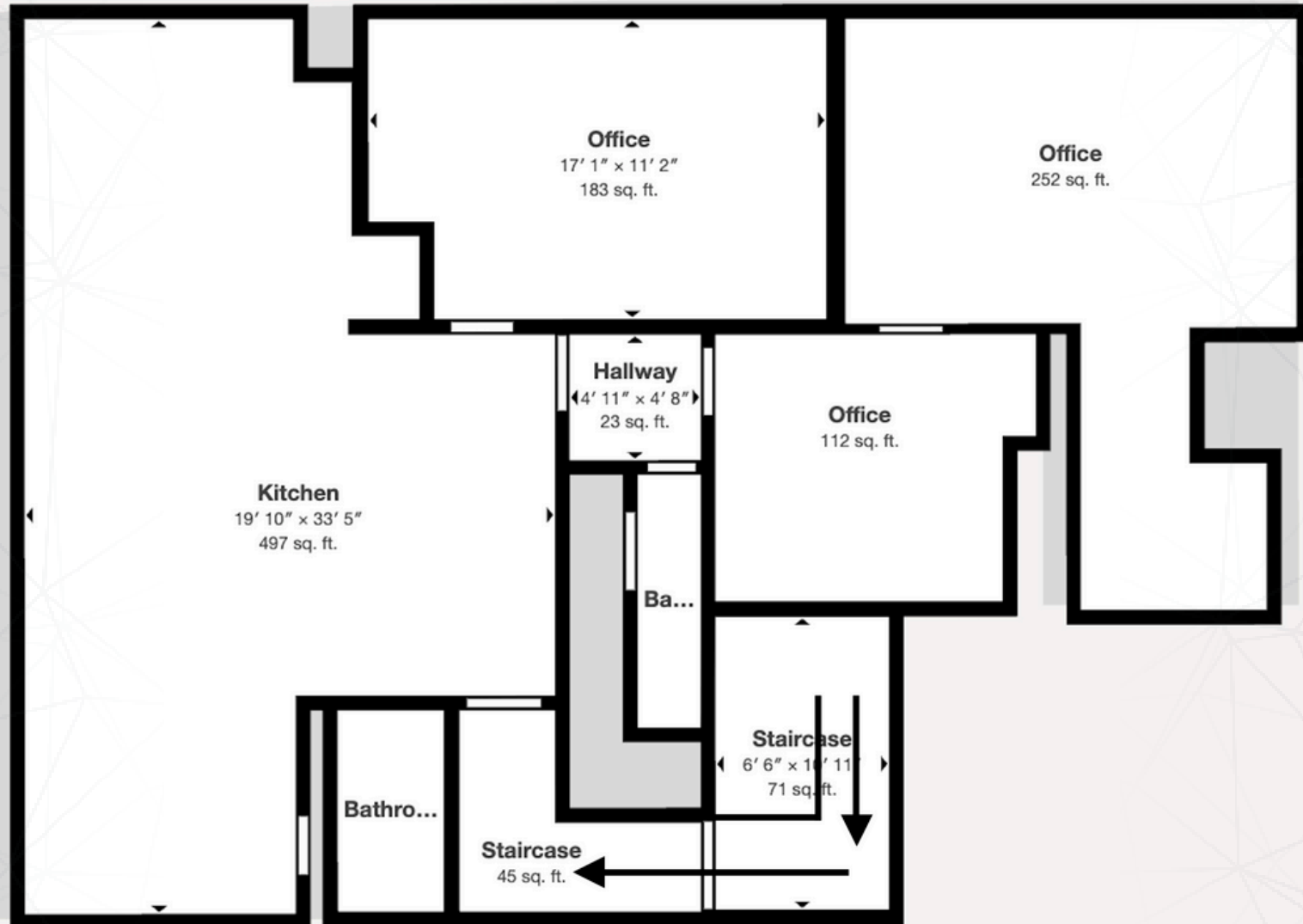


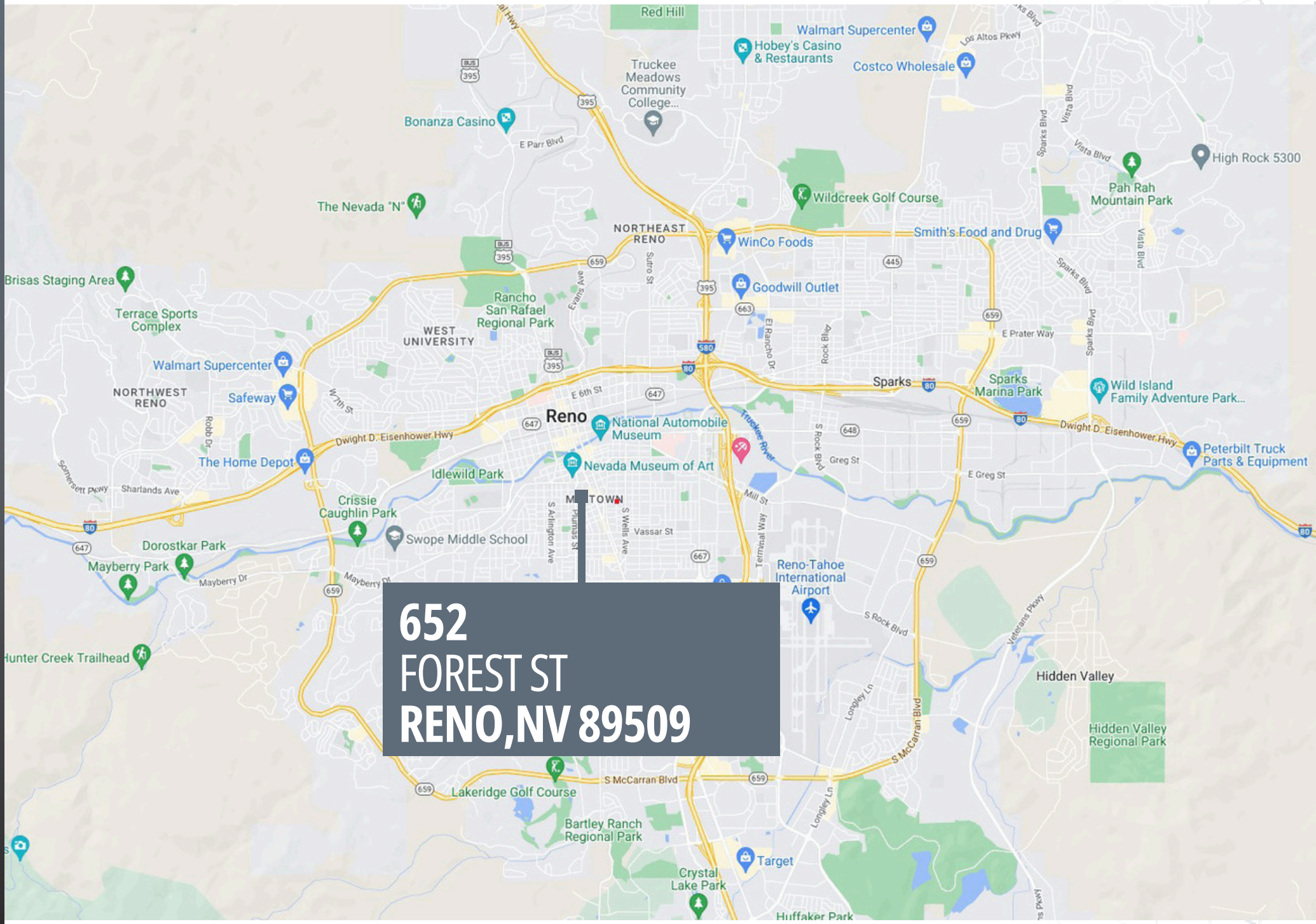


DOWNSTAIRS OFFICE LAYOUT

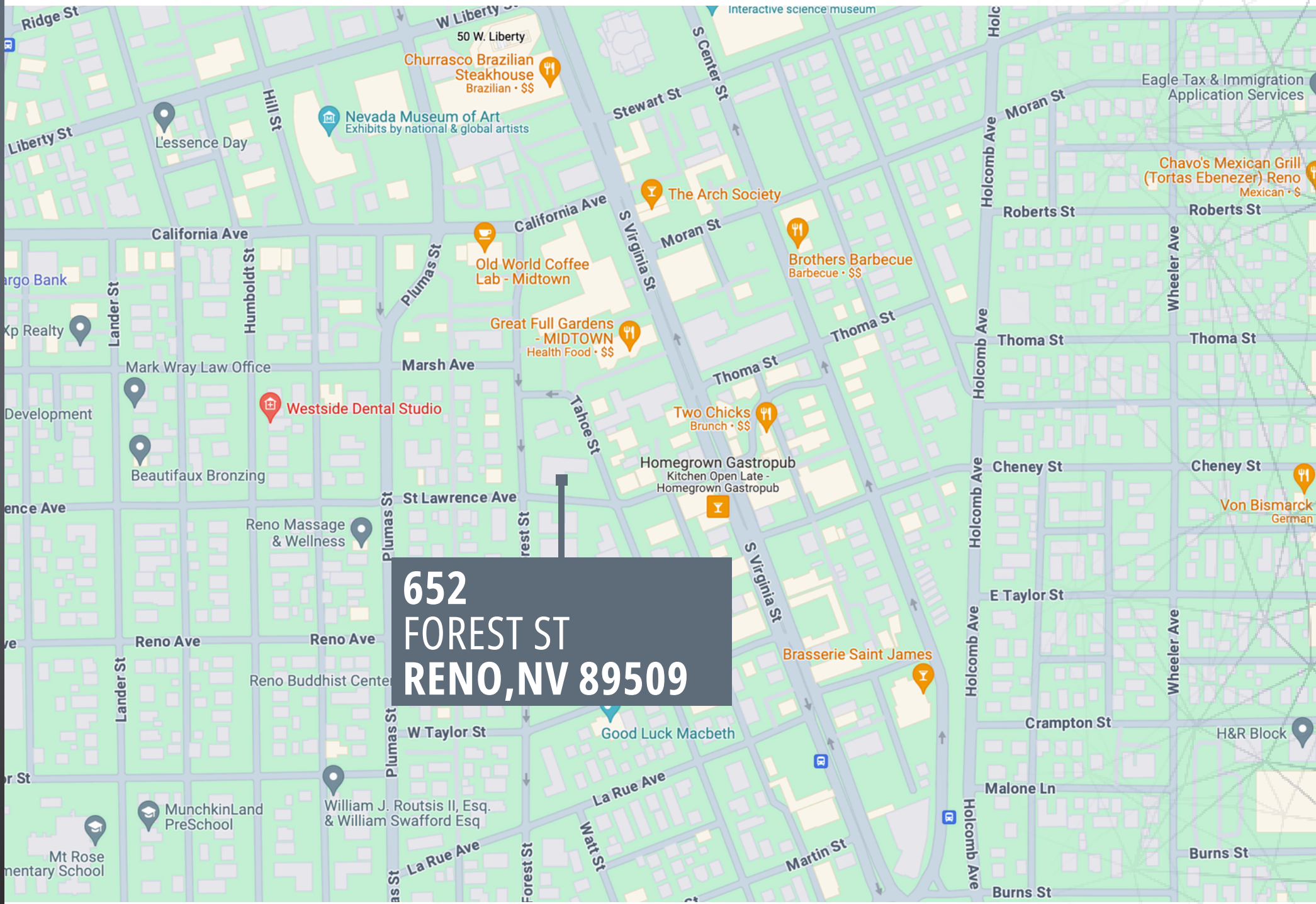


UPSTAIRS OFFICE LAYOUT





**652
FOREST ST
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**652
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652
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