

MLS All Fields

MLS #: 250005509
Status: Active
List Price: \$983,000
Property Type: Commercial Sale
Property Sub Type: Multi Family

Address: 46 W 10th
City: Reno
State Or Province: NV
Zip Code: 89503

Property Information

Input Date:	County: Washoe	Business Name: Not Applicable
Number Of Buildings: 1	Parcel Number: 007-181-02	Lot Size Acres: 0.199
Number Of Units Total: 13	Tax Annual Amount: \$2,443.6	Lot Size Square Feet: 8,668.44
Parking Total: 13	Spcl Assmts/Bonds OthrThn \$0	Cooling YN: Yes
Stories: 3	CIC:	Fireplace YN: No
Building Area Total: 4,324	Zoning: MU	Heating YN: Yes
Building Area Source: Assessor	Zoning Source: Assessor	
Year Built: 1930	ADA Compliant YN: No	
List Price/SqFt: \$227.33	Community Name: Reno	
	Neighborhood: East University	
	Subdivision Name: Anderson Addition	

Directions: Corner of W 10th St & North Sierra St

Latitude: 39.536737 **Longitude:** -119.817609

**Listing Information**

Possession: Close Of Escrow	Original List Price: \$983,000	Listing Contract Date: 04/26/2025
Comp Sale YN: No	Days On Market: 66	
	Cumulative DOM: 66	

Features

<p>Association Fee Includes: None Building and Property Details: Tenant Improvement Allowance YN: No Business Type: Other CAM Or Management Company: CAM YN: No Common Walls: No Common Walls Type of Construction: 2x6 Exterior; Rock; Site/Stick-Built; Other Construction Materials: Frame; Stone; Wood Siding Cooling: Wall/Window Unit(s) Documents Available: Financial Statements; Rental/Leases Fencing: Partial Flooring: Ceramic Tile; Laminate; Wood Foundation Details: Stone Heating: Hot Water; Natural Gas; Radiant; Radiant Floor Income and Expenses: Income Info Withheld YN: No; Annual Debt Service: 0; Annual Income & Expenses: Actual; Cap Rate: 8.16; Gross Scheduled Income: 102,600; Net Operating Income: 80,258; Total Actual Rent: 2,795; Trash Expense: 22.76; Vacancy Allowance: 22.2; Total Annual Expenses: 12,082.47 Interior Walls: Sheetrock Laundry Features: None Levels: Tri-Level Listing Terms: 1031 Exchange; Cash; Conventional</p>	<p>Lot Features: Landscaped; Other Other Structures: None Parking Features: Alley Access; On Street Road Frontage Type: Public Road Responsibility: Public Maintained Road Roof: Composition; Pitched; Shingle Security Features: Security Lights; Smoke Detector(s) Sewer: Public Sewer Special Information: Covenants Conditions Restrictions YN: No Sprinklers: Other Type of Construction: 2x6 Exterior; Rock; Site/Stick-Built; Other Utilities: Electricity Available; Internet Available; Natural Gas Available; Sewer Available; Water Available; Water Meter Installed Water Heater: Central; Gas Water Rights: Water Rights YN: No Water Source: Public Window Features: Blinds; Double Pane Windows; Single Pane Windows; Vinyl Frames; Wood Frames</p>
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Public Remarks

This captivating historic Victorian building is located in desirable NW Reno 1 block from UNR. It has 13 unique apartments from small to quite large. It is ideal for students & others & is walking distance to UNR, downtown Reno, restaurants & coffee shops. Many improvements have been done in the past few years including some LVP flooring, new exterior paint, plumbing upgrades, new door locks, & more. There are 5 parking spaces in the back alley plus plenty of street parking. BUYER TO VERIFY ALL., This large building has a main floor with 4 apartments and a large shared kitchen available to all tenants, an upstairs (2 large loft apartments), plus several separate, private apartments underneath the house with exterior access. This property is zoned multi-use and one unit, in particular, could be used as a 4-room office space for a small business or perhaps storage rental units. Each tenant pays \$75/month for utilities (water, power, radiant heating) in addition to rent. There is a newer-style boiler system for heating and the hot water heater which were installed in 2002. Assessor's records show this as a 5-bedroom, but it is actually 13 rooms with individual locks on each room. All rooms, except 2, have their own sinks. 2 units on the main floor share a bathroom, and there is a 4-room "suite" that has 1 bathroom on the lower, exterior side of house. All other units have private

bathrooms. One unit has it's own refrigerator and most units have window A/C's. Units #3 & #5 on the main floor are available for viewing. Please do not disturb tenants. BUYER TO VERIFY ALL.

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