



***+2,216 SF MEDICAL OFFICE
BUILDING IN MIDTOWN***

FOR SALE OR LEASE

**120 CONTINENTAL DRIVE
RENO, NV 89502**

PRICE: \$995,000 | RATE: \$2.50 PSF/MO (MG)



MIDTOWN MEDICAL OFFICE BUILDING

120 CONTINENTAL DRIVE, RENO, NV

Property Features

Discover an opportunity to own or lease a highly functional medical office property in the heart of Reno's vibrant Midtown District. This $\pm 2,216$ SF building, constructed in 1989 with attractive masonry construction and a standing seam metal roof, offers flexibility and visibility for medical office users. The property features four exam rooms, five private offices, 2 separate waiting/reception areas, and signage along Lakeside Drive. The current layout offers the potential for a partial owner-user to generate rental income while meeting occupancy requirements for SBA financing.

Property Highlights

- 8 Parking Spaces
- 4 Exam rooms
- 5 Private offices
- 2 Waiting areas
- Masonry construction with standing seam metal roof
- Ample storage areas
- Future demising potential with two waiting areas

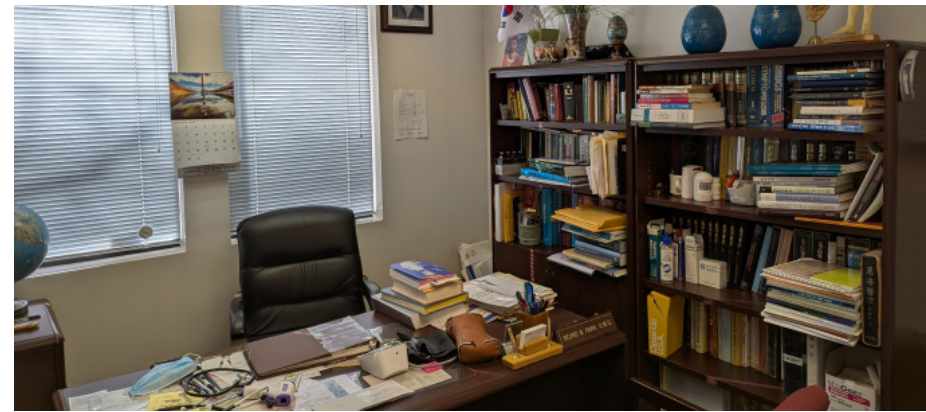
+2,216 SF
AVAILABLE

1989
YEAR BUILT

+9,935 SF
LAND AREA

MEDICAL OFFICE
PROPERTY TYPE

RENO - MIXED-USE
MIDTOWN COMMERCIAL
ZONING



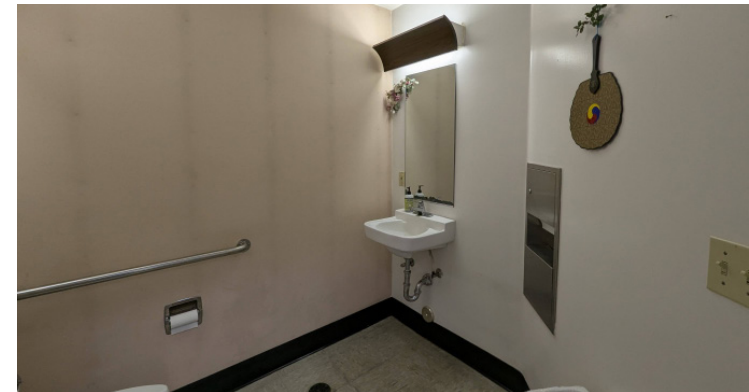
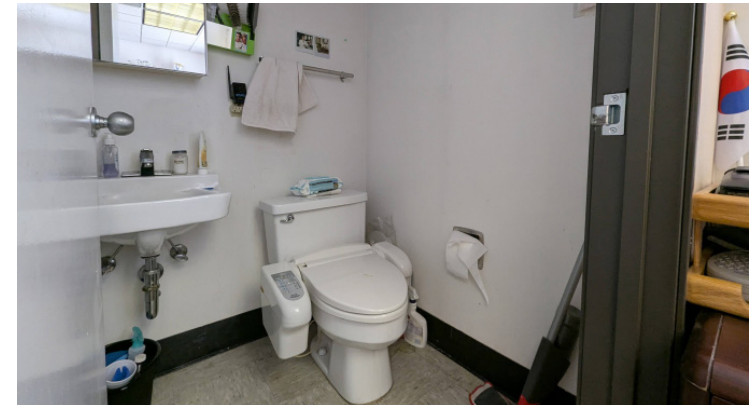
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Floor Plan



* Room dimensions provided in this floor plan are for planning purposes only and are not guaranteed by the listing broker.



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FOR MORE INFORMATION, CONTACT:

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