



**COLDWELL BANKER
COMMERCIAL**

**SELECT
REAL ESTATE**



FREESTANDING RETAIL / SHOWROOM WITH SECURE YARD



PROPERTY HIGHLIGHTS

- Prime Highway 395 / South Carson Street frontage
- Highly visible freestanding retail/showroom building
- Completely fenced rear yard for inventory, fleet vehicles, or equipment
- Ample dedicated customer parking and an efficient interior layout

FOR LEASE

3101 S CARSON STREET

CARSON CITY, NV 89701

PROPERTY AT A GLANCE

2,715 SF

\$1.66/SF/MO

MODIFIED GROSS

0.48 ACRES

20 PARKING SPACES

RC ZONING

1 DRIVE-IN DOOR

BUILT 1955

Rear 8' x 10' roll-up door with grade-level access

THERESA "TERI" PRESTON

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Information is deemed reliable but not guaranteed. Tenant to verify all information, zoning, permitted uses, dimensions, and availability.