



★ **BARRELS OF CANDY** ★
 36 N. C STREET • VIRGINIA CITY • \$2,350,000



OWN A PIECE OF SWEET VIRGINIA CITY HISTORY

In the heart of historic Virginia City, one of the town's most iconic and beloved businesses is ready for its next chapter — Barrels-O-Candy, a turnkey candy store featured in USA Today and treasured by generations of visitors and locals alike.

Housed in a beautifully preserved 5,620 sq. ft. historic retail building, this property offers more than just commercial charm. It's a destination — bursting with nostalgic appeal, rare candies from around the globe, and steady crowds drawn in by its warm, old-time ambiance. Situated in a prime, high-foot-traffic area and zoned commercial, the location is ideal for continued success.

Barrels-O-Candy comes fully equipped with global confectionery inventory, vintage-style fixtures, and a well-trained staff. The business is thriving and produces a strong 8.54% CAP rate, making it a smart investment whether you're seeking absentee ownership or ready to be part of Virginia City's living history.

What truly sets this property apart is its additional income. Upstairs, you'll find four spacious one-bedroom apartments, perfect for long-term rental income, staff housing, or vacation rentals — a rare and valuable asset in a tourist-driven town.

For financials and private showings, contact Bob Fredlund

Contact Bob Fredlund today to secure this high-performing, historic asset.

Own a Proven, Iconic Investment in the Heart of Virginia City featuring an 8.5%+ Cap Rate and Multiple Income Streams from Retail & Residential Units, with established operations and consistent year-round tourist demand!



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SALE

BARRELS OF CANDY

36 N C St Virginia City, NV 89440



OFFERING SUMMARY

Sale Price:	\$2,350,000
Building Size:	5,620 SF
Lot Size:	0.11 Acre
Number of Units:	4
Price / SF:	\$533.81
Cap Rate:	8.54%
NOI:	\$256,313
Year Built:	1902
Zoning:	CR

PROPERTY OVERVIEW

Highlighted in USA Today's "10 Best" places to visit in Virginia City and numerous Nevada magazines, Barrel's o Candy is not just a store but a cherished gem with deep roots in the community. This iconic establishment, with its timeless appeal, evokes sweet memories and offers confectionery treasures from around the globe. With an impressive 8% capitalization rate and dedicated management, this property represents a solid investment opportunity.

Discover the historic charm and thriving business environment of Virginia City, NV. Nestled in a vibrant community that masterfully blends old-world appeal and modern amenities, this location attracts both professionals and visitors. With nearby attractions like the Silver State National Park, Mark Twain Museum, and the historic Virginia City Trolley, your employees and clients will enjoy a rich cultural experience. The area boasts a range of dining, entertainment, and outdoor activities, providing an inviting backdrop for any business venture.

A confectionery delight awaits at Barrel's o Candy, right in the heart of historic Virginia City. This beloved candy store has been enchanting tourists and locals alike with its sweet treats for over three decades. Located on the first floor, the business includes a large retail showroom with built-in shelving, display cases, an ice cream case, storage barrels, and shopping buckets. The showroom is cooled by two mounted evaporative coolers, ensuring a pleasant shopping experience. Behind the scenes, ample backroom storage, a wash basin, an employee restroom, and additional storage spaces support the business operations.

Upstairs, the property offers four one-bedroom apartments, each with its own off-street parking space accessed from N B St. These units are currently rented on month-to-month leases. The building's exterior, recently repainted approximately 15 years ago and featuring a recently redone roof, with large display windows and multiple entrances facing the boardwalk presents an inviting facade. A shared fenced landing area offers a communal space for tenants to enjoy. Join the ranks of staff, tenants, and patrons who cherish this vibrant community where daily life intertwines with parades and echoes of gunfighters from the Old West. Step into a piece of Western history, combining commerce and residential charm in the heart of Virginia City.

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