

For Sale

1,920 SF | \$799,000
Office Building



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275 Kingsbury Grade

275 Kingsbury Grade Road, Stateline, NV 89449

Property Highlights

- +/-1,920 SF modern office building
- Freestanding two (2) story well maintained property
- Includes five (5) private offices, three (3) bathrooms, a conference area, and a reception space
- Constructed in 1977, upgraded in 2017
- Strategically zoned GC for versatile use
- Located in the desirable Stateline area

Offering Summary

\$799,000 Sale Price	\$416.15 Price Per SF
1,920 SF Building Size	+/- 7841 SF Lot Size

Demographics	8 Miles	80 Miles	180 Miles
Total Households	13,473	748,901	4,916,253
Total Population	30,054	1,933,726	13,905,992
Average HH Income	\$117,226	\$127,648	\$148,358

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

5345 Kietzke Lane, Suite 100

Reno, NV 89511

530.525.2304

<https://www.naitahoesierra.com>

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NAI Alliance
Commercial Real Estate Services, Worldwide.



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Sale Price

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Location Information

Building Name

275 Kingsbury Grade

Street Address

275 Kingsbury Grade Road

City, State, Zip

Stateline, NV 89449

County

Douglas

Building Information

Building Size

1,920 SF

Building Class

B

Occupancy %

0.0%

Tenancy

Single

Number of Floors

2

Year Built

1977

Year Last Renovated

2017

Framing

Wood

Roof

Hot Mop

Free Standing

Yes

Foundation

Base Perimeter

Office Buildout

Five (5) privates, three (3) bathrooms,
conference area, reception.

Property Information

Property Type

Office

Property Subtype

Office Building

Zoning

GC

Lot Size

7,841 SF

APN #

1318-26-101-015

Power

Yes

Parking & Transportation

Parking Type

Surface

Number of Parking Spaces

8

Utilities & Amenities

Handicap Access

No

HVAC

Forced Air no AC

Restrooms

3

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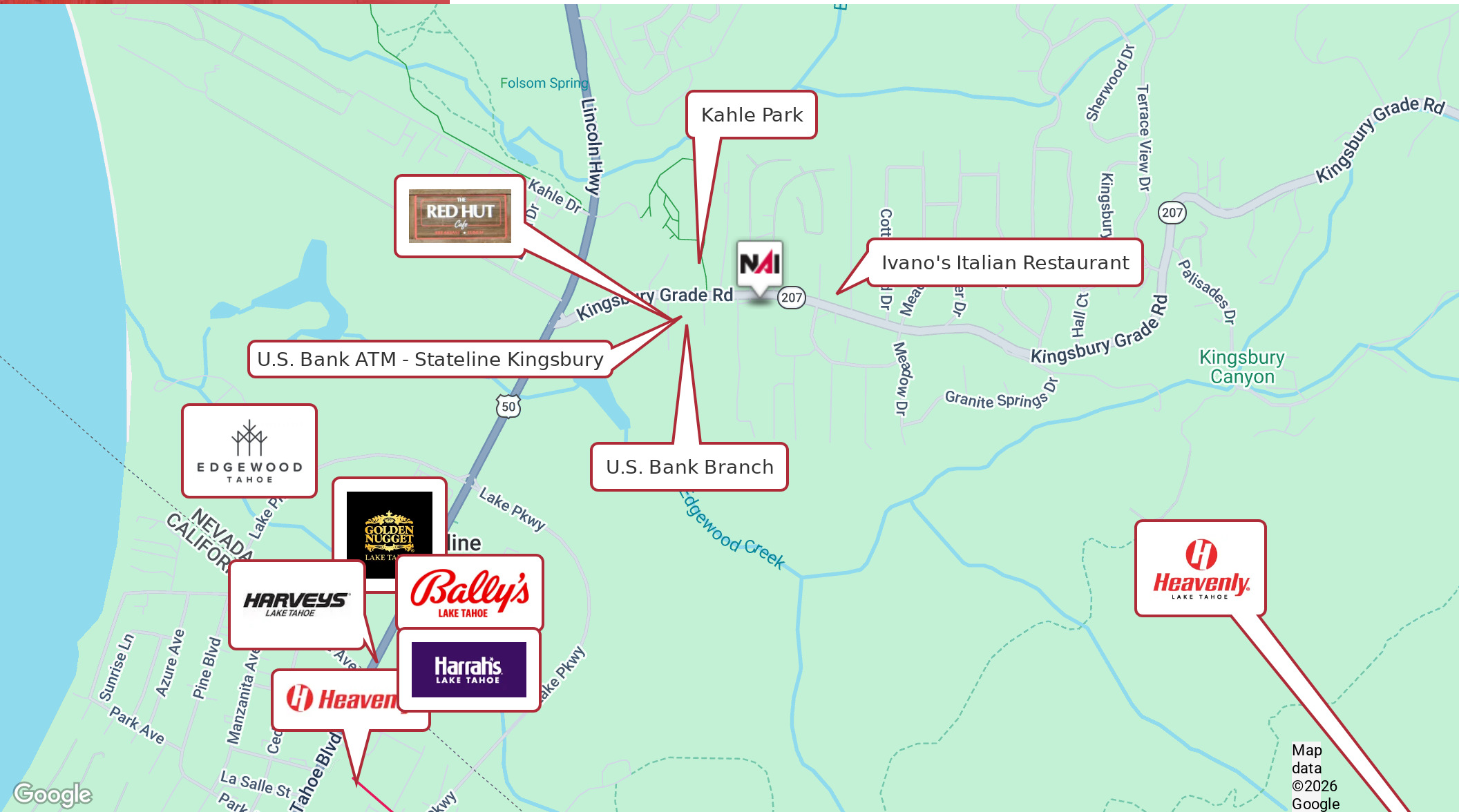
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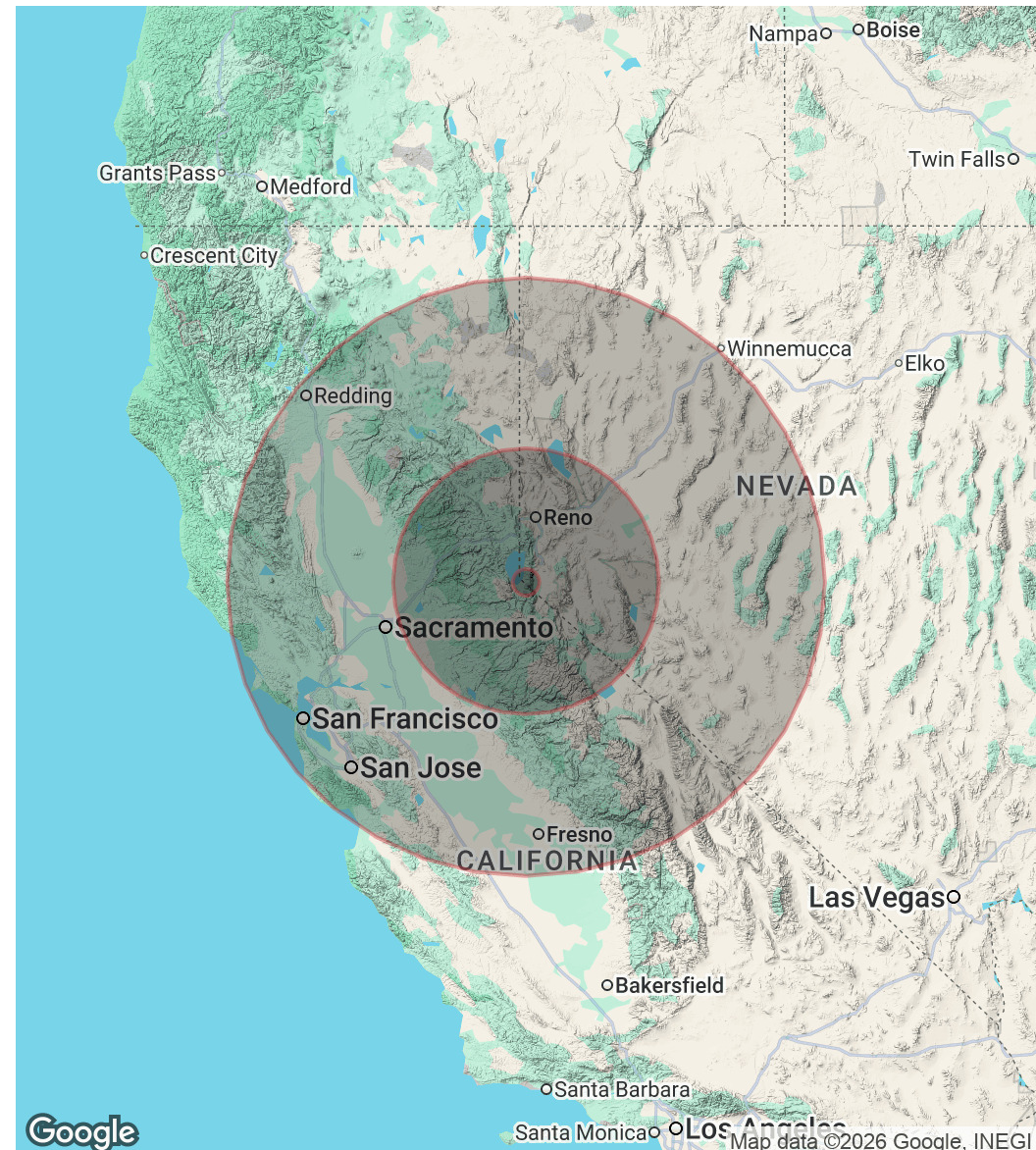
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Office Building

Population	8 Miles	80 Miles	180 Miles
Total Population	30,054	1,933,726	13,905,992
Average Age	44	42	40
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
Households & Income	8 Miles	80 Miles	180 Miles
Total Households	13,473	748,901	4,916,253
# of Persons per HH	2.2	2.6	2.8
Average HH Income	\$117,226	\$127,648	\$148,358
Average House Value	\$852,289	\$637,774	\$883,392

2020 American Community Survey (ACS)

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