

1150

Lamoille Hwy

Elko NV 89801

**INVESTMENT
FOR SALE**

\$1,299,000

Owner
Financing
Available



GARY TREMAINE

SENIOR VP
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**CORFAC
INTERNATIONAL**



Property Highlights

- New 10 year lease with regional Engineering Firm
- Corporate Guarantee
- Adjacent 6,534 sf parcel also made part of the sale
- 2.5% increases in rent every year
- Years 6-10 tenant has a termination clause but shall give 2 year notice to terminate. Years 6-10 rental increases are 3.5%
- Modified Gross Lease
- Annual Rent \$86,940



SALE PRICE | \$1,299,000

BUILDING SIZE | 3,780 SF

ZONING | Commercial

APN | 001-740-038 & 001-740-039

AREA MAP



CLARKSON DR

SOUTHSIDE DR

LAMOILLE HWY

1150
LAMOILLE HWY

HORIZON
HOSPICE

IRON PIG

SUZY'S HAIR &
NAILS

AMERICAN HOME
COMPANION, INC

COVERT TAX
SERVICES, INC

A1 ALCOHOL & DRUG
COLLECTIONS

SEDNA, INC

ANTHEM
BROADBAND



TENANT PROFILE



Sanbell | Civil Engineering, Planning and Design Experts

At Sanbell, we specialize in creating enduring, sustainable communities through innovative engineering and community planning solutions. As a multi-disciplinary firm, we offer holistic design services that drive impactful results for land development, public infrastructure, and energy and natural resources projects.

Our dedicated team combines technical excellence with a community-focused approach, delivering projects that not only meet today's needs but also lay the foundation for a vibrant and resilient future.

COMPANY PROFILE

Private Company: **Sanbell**

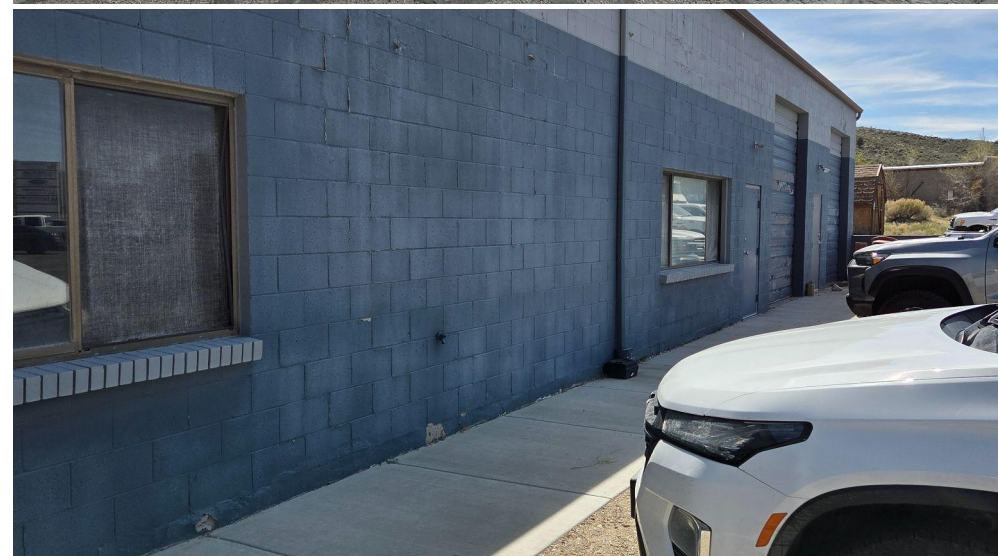
Founded: **2023**

Website: **www.sanbell.com**

Co. Headquarters: **Billings, Montana**

No. of Locations: **14**

No. of Employees: **±300**



Business Assistance Programs



Sales, Use & Modified Business Tax Abatements



Incentives for Equipment, Property & Recycling



Specialized Programs for Data Centers and Aviation

Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

Nevada Tax Climate

Nevada's tax structure is designed for business success:

Corporate or Personal Income Tax
Inventory or Franchise Tax
Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



NORTHERN NEVADA TOP COMPANIES

5.4M SF

Tesla Gigafactory

1.3M SF

7.2M SF Planned Switch Campus



FORMAT

STATE OF
NEVADA

switch



INSURANCE



AMERCO



snc SIERRA
NEVADA
CORPORATION



Renown
HEALTH



TAX COMPARISONS	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%

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