

For Sale

# Owner-User Auto Body Shop



41 S. Wells Ave.  
Reno, NV 89502

**Emma Beauchamp**  
Senior Associate  
775.443.8655  
ebeauchamp@logicCRE.com  
S.018312

## Listing Snapshot



**\$1,185,000**  
Sale Price



**\$275 PSF**  
Price Per Square Foot



**± 4,304 SF**  
Available Square Footage

## Property Highlights

- Owner-user opportunity stand-alone auto body shop located at a high traffic intersection
- Property sits at signalized intersection of S. Wells Ave. and E. 2nd St. with combined CPD of ± 21,300
- Easy access to I-80 and Downtown Reno
- Property contains small office space with restroom
- Warehouse has two (2) roll-up doors and separate restroom
- Current tenant is month-to-month

*\*Please do not disturb existing tenant*

## Demographics

	1-mile	3-mile	5-mile
2025 Population	19,802	142,799	256,622
2025 Average Household Income	\$72,704	\$84,082	\$100,012
2025 Total Households	10,599	61,691	107,087



## Aerial



## Government



## venues



## Hospitals



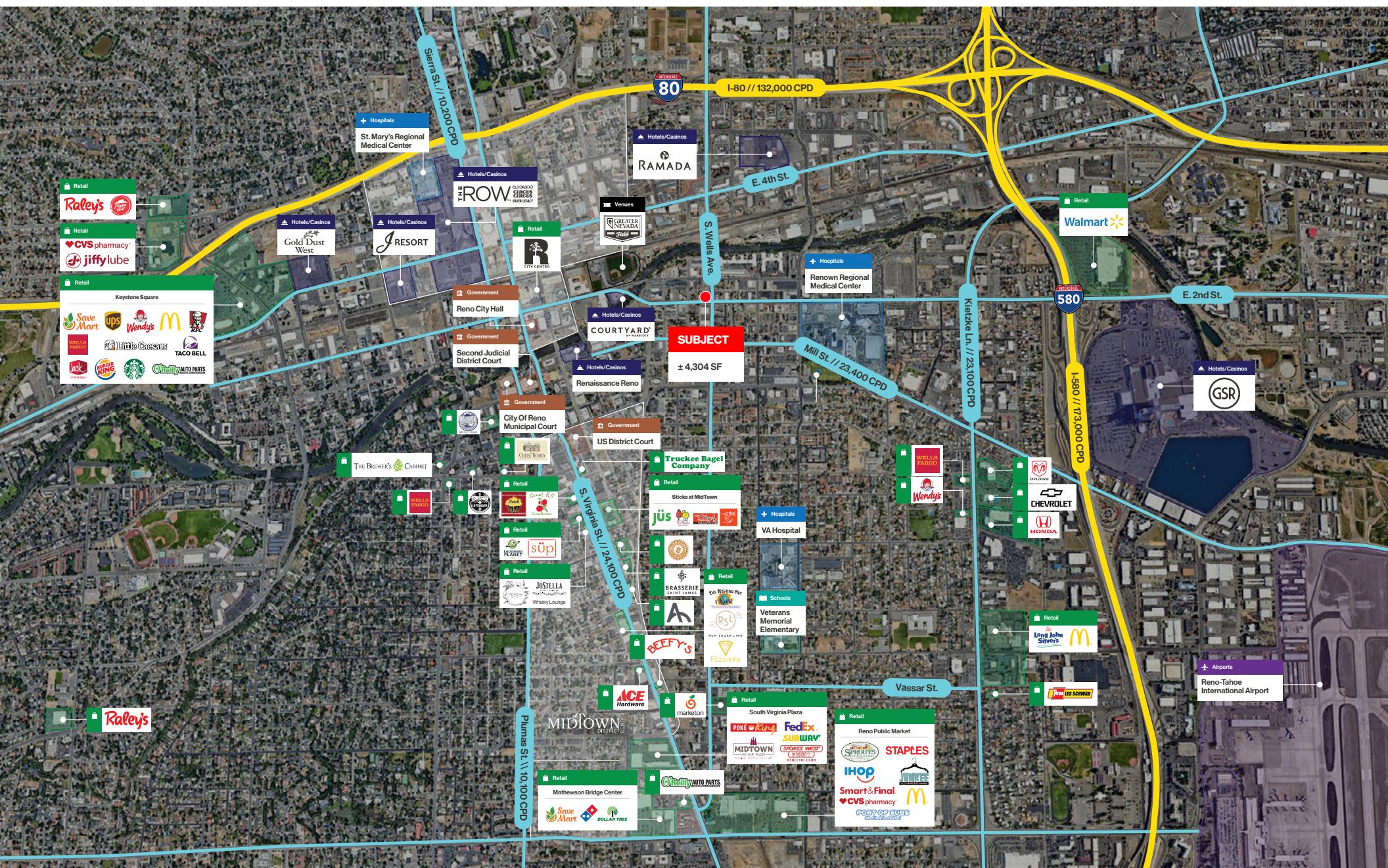
## Airports



## Hotels / Casinos

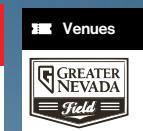


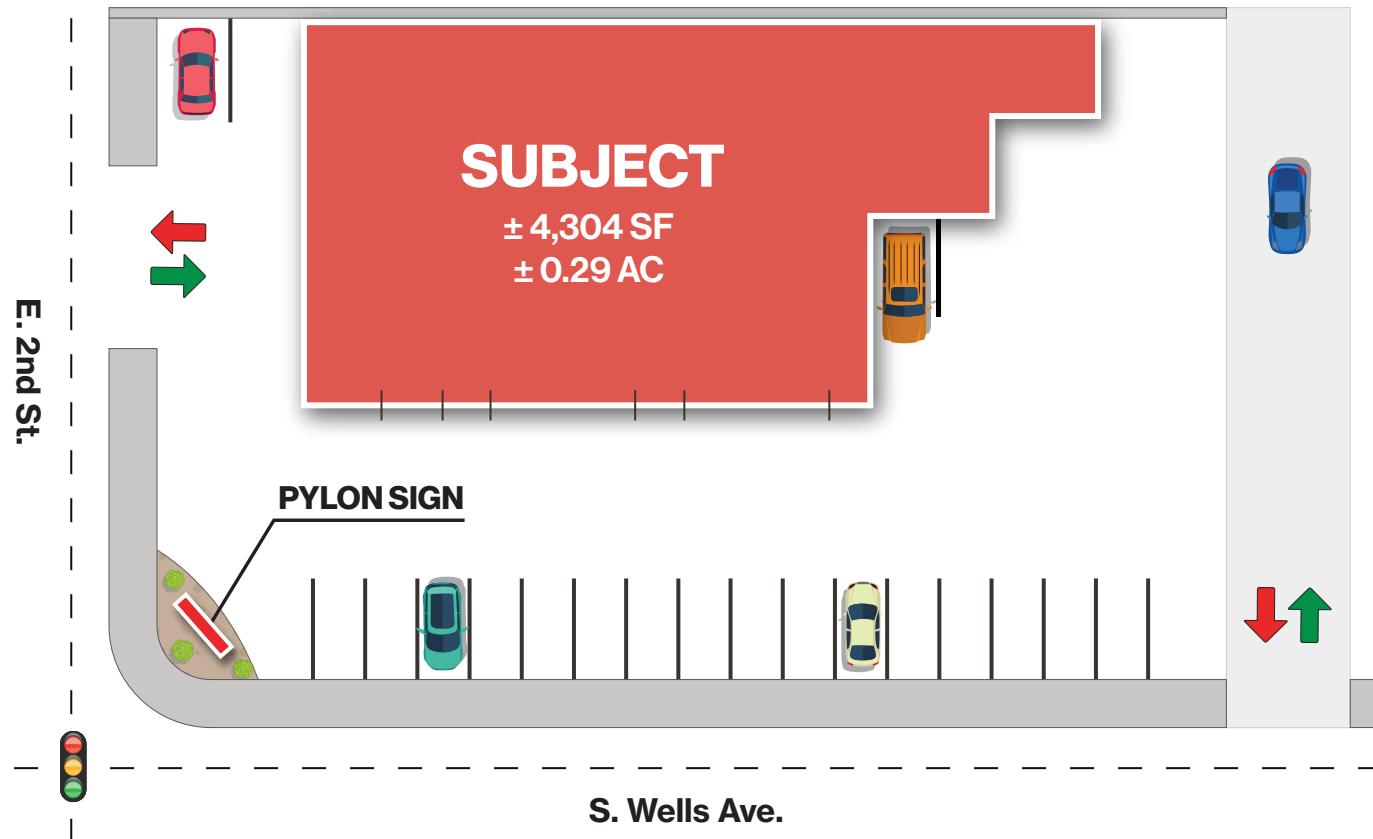
## Retail

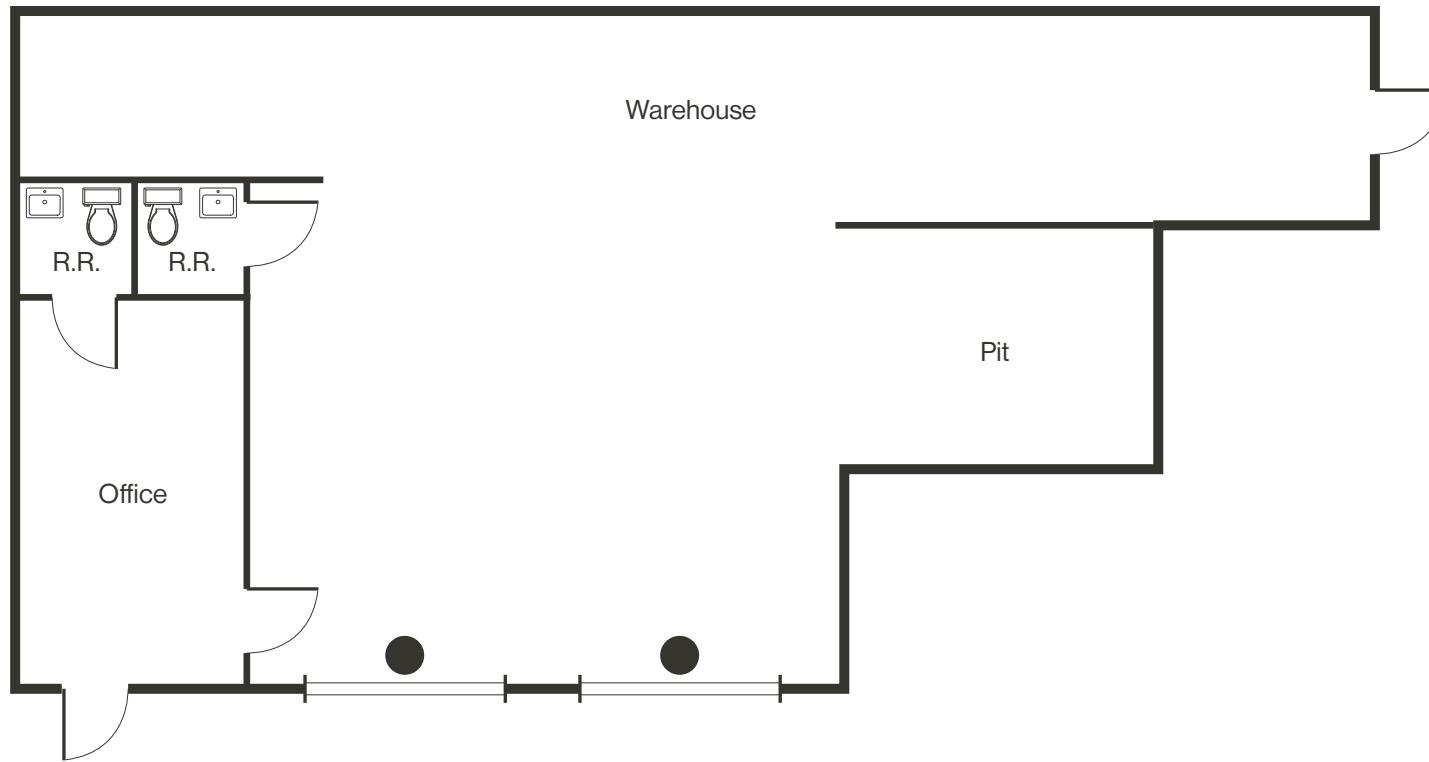




**SUBJECT**  
**± 4,304 SF**







## Property Photos



# LOGIC Commercial Real Estate

## Specializing in Brokerage and Receivership Services



Join our email list and  
connect with us on LinkedIn

For inquiries please reach out to our team.

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

### **Emma Beauchamp**

Senior Associate

775.443.8655

ebeauchamp@logicCRE.com

S.0183112