

# FOR SALE OFFICE , RETAIL & INDUSTRIAL PROPERTY

40 EAST CENTER STREET

FALLON, NV 89406



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**FOR SALE**

# OFFICE , RETAIL & INDUSTRIAL PROPERTY

**PRICE: \$888,624.00**

*\* Owner Financing Available*

**APN's:** 001-551-05, 06, 07 & 08

**Building Square Footage:**

21,140 SF & 2,040 SF

**Land size:** 2.04 Acres

(per Churchill County)

**Zoning:** C2-Churchill County



## PROPERTY LOCATION

- Four parcels comprise this 2.04 Acre block situated at Center, Richards, Nevada and State Street in Downtown Fallon.
- Large multi-tenant 21,140 SF indoor shopping center featuring office, retail, restaurant and bar users with dedicated off-street parking along with street parking. Current tenants on short-term leases.
- Space occupied by Fallon Food Hub is former restaurant space and with significant restaurant infrastructure in place could be occupied by a restaurant user in the future with minor modifications to the existing infrastructure.



## **24, 30 & 40 East Center Street & 0 S. Nevada Street Multi-Tenant Commercial Building**



21,140 SF Building  
48,470 SF Land/1.11 Acres

001-551-05 | 001-551-08

Built 1930

## **0 & 25 East Richards Street Metal Warehouse Building**



2,040 SF Building  
40,511 SF Land/0.93 Acres

001-551-06 | 001-551-07

Built 1976



# PROPERTY EXTERIOR







Richards Street

Nevada Street

Center Street

## PROPERTY FEATURES

- Unique opportunity for owner-user or investor to acquire a city block in Downtown Fallon.
- Existing fenced yard space and storage on surrounding parcels along with a 2,040 SF warehouse building with tenants in place.



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