

307 W. Winnie Lane | Carson City, NV 89703

2 Suites Available



### Property Description

\$1.10/SF/MO + NNN: \$0.48/SF/MO

### Property Highlights

- \*NNN's INCLUDES: JANITORIAL & UTILITIES!
- Charter Cable High-Speed Internet Available Here
- Year Built: 1993
- 46 Shared Parking Spaces
- Shared Multi-Stall Restrooms
- Easy Access to North Carson Street
- Zoning: RC
- APN: 001-103-25

### Offering Summary

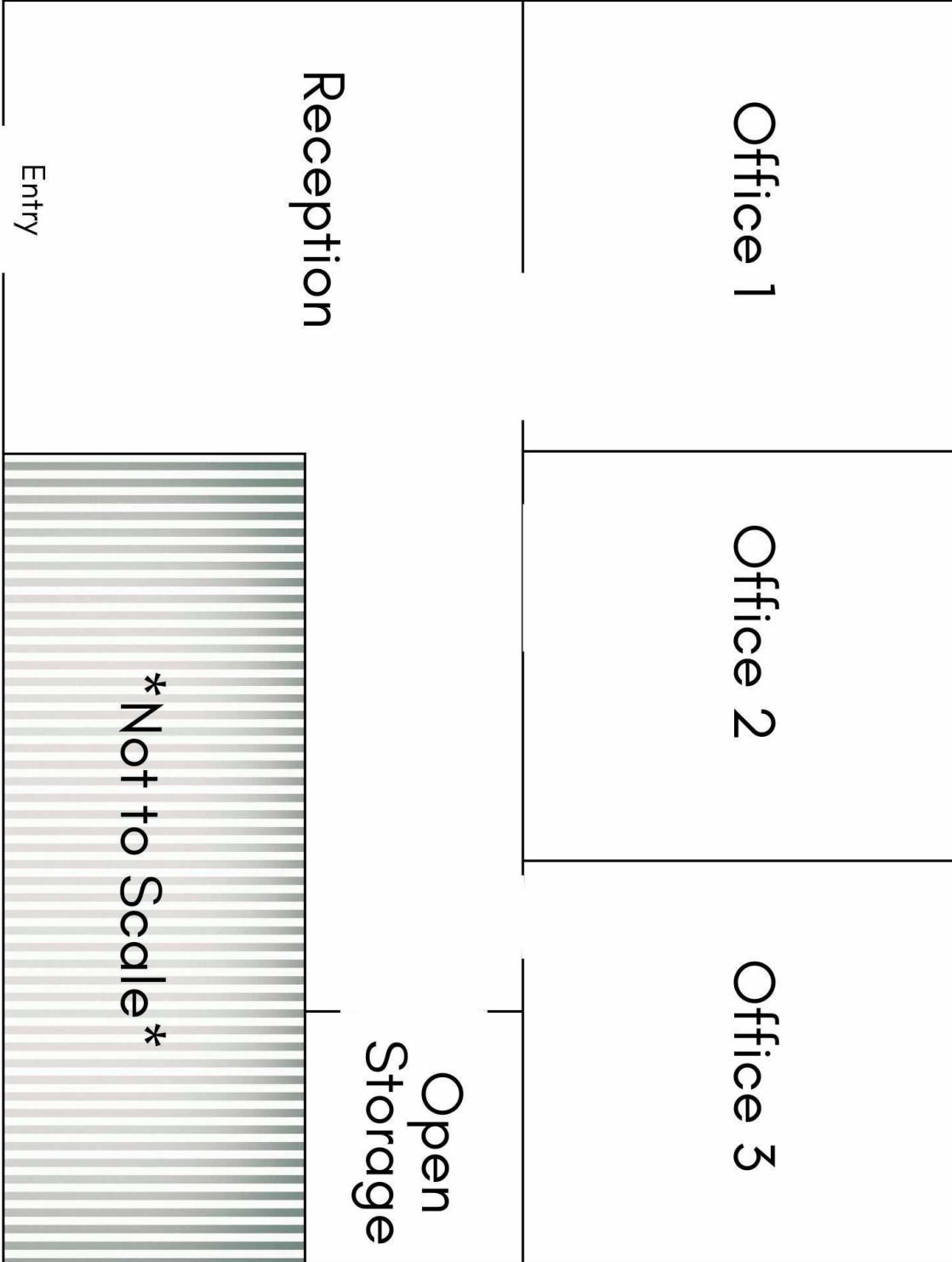
3,150 SF	\$1.10 SF/MO
NNN:	\$0.48 SF/MO
Number of Units:	2
Available SF:	950 - 3,150 SF

### SUITE 4 3,150 SF

RECEPTION AREA	
KITCHENETTE	
IT ROOM	
PRIVATE RESTROOM	1
OFFICES	6
COPY ROOM	
STORAGE CLOSET	

### SUITE 3 950 SF

RECEPTION AREA	
OFFICES	3
STORAGE AREA	
COMMON AREA RESTROOMS	





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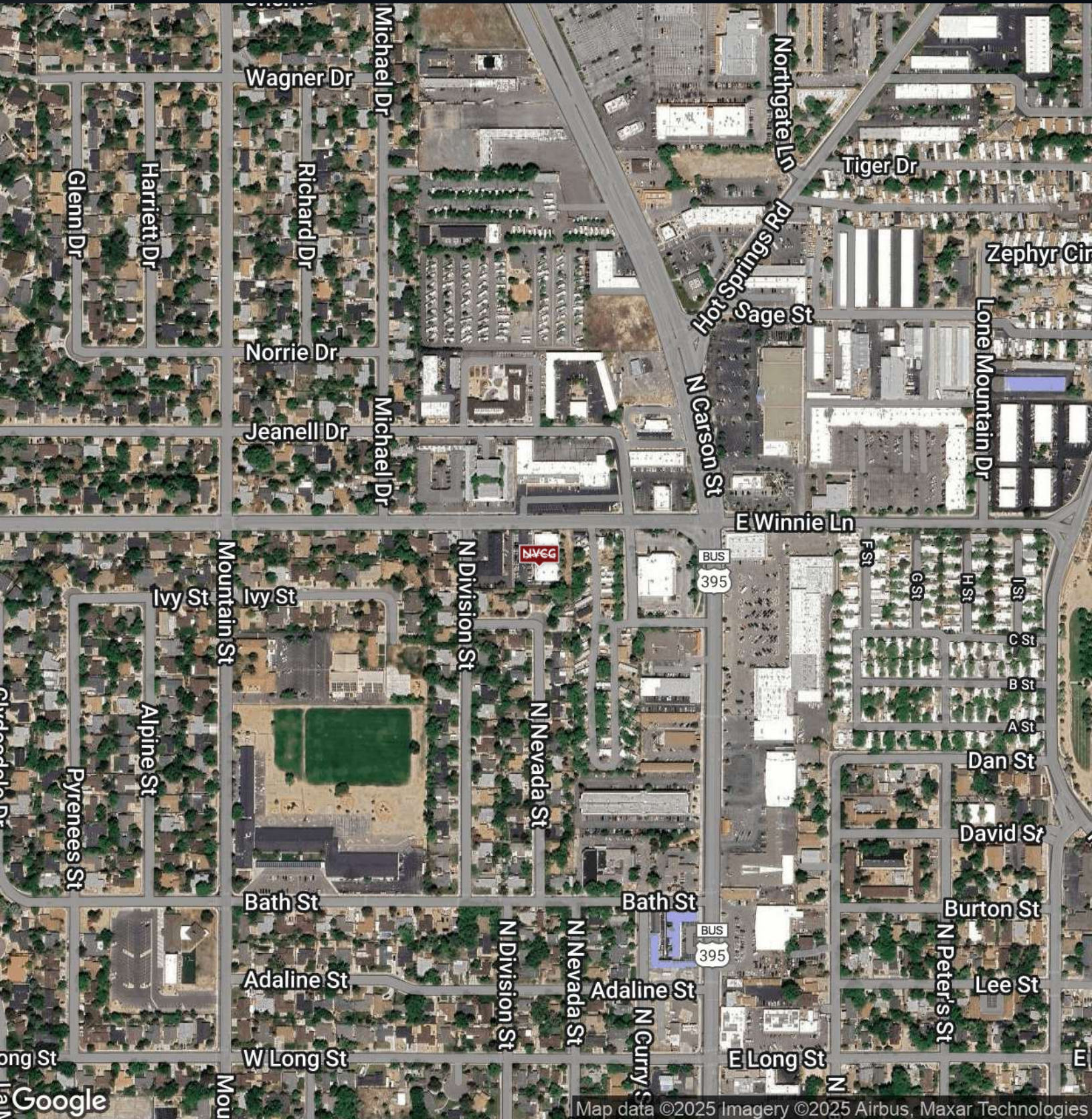
Suite 4





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Location Map





Demographics Map & Report



<b>Population</b>	<b>0.25 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Population	974	3,848	12,214
Average Age	44.1	42.9	43.7
Average Age (Male)	43.2	42.8	42.9
Average Age (Female)	45.1	42.9	44.3
<b>Households &amp; Income</b>	<b>0.25 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	465	1,817	5,719
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$62,969	\$61,131	\$67,065
Average House Value	\$227,568	\$207,084	\$240,909

2020 American Community Survey (ACS)