

For Sale | 3620, 3630 (A), & 3630 (B) U.S. 50 Carson City, NV 89706

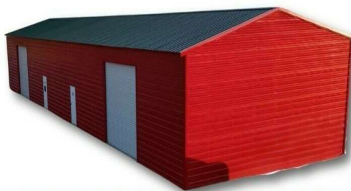
Property Summary

3 Buildings to be Sold Together!



3620 HWY 50 E

- 3,840 SF
- Year Built: 1982
- 220V/3-Phase
- Mezzanine: 360 SF
- Roll Up Doors:
 - (2) 12 x 24
 - (1) 12 x 12
- Leased Through: January 2026



3630 HWY 50 E BUILDING B

- 3,000 SF
- Year Built: 2023
- 220V
- Roll Up Doors:
 - (2) 12 x 12
- CURRENTLY VACANT



3630 HWY 50 E BUILDING A

- 1,800 SF
- Year Built: 1986
- 220V/3-Phase
- Roll Up Doors:
 - (4) 12 x 12
- Leased Through: December 2025

Offering Summary

Sale Price:	\$1,475,000
Number of Units:	3
Lot Size:	1.06 Acres
Combined Building Size:	7,800 SF
APN:	008-271-08
Zoning:	GC - General Commercial

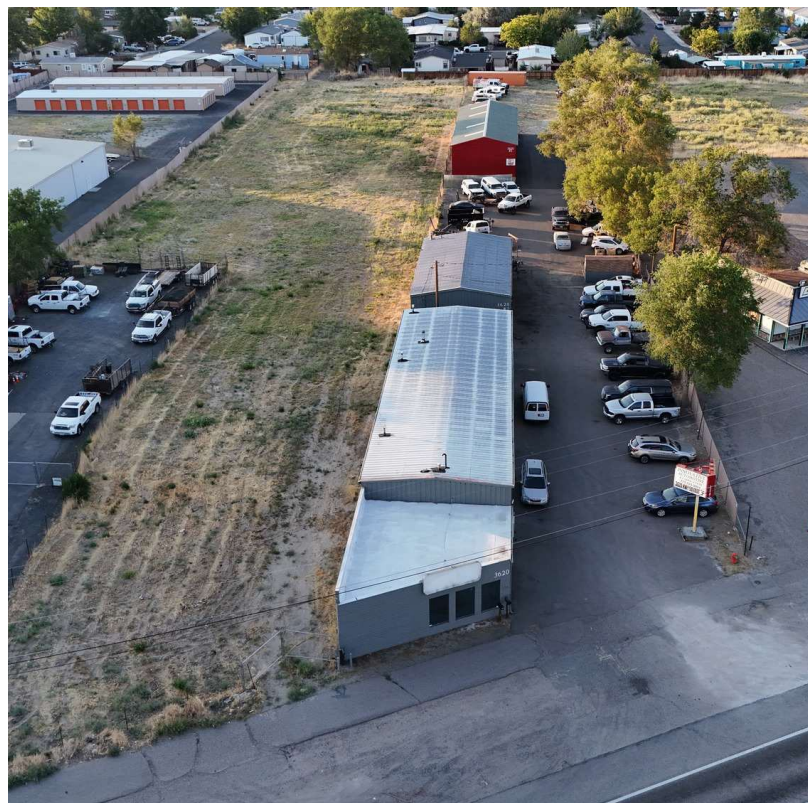
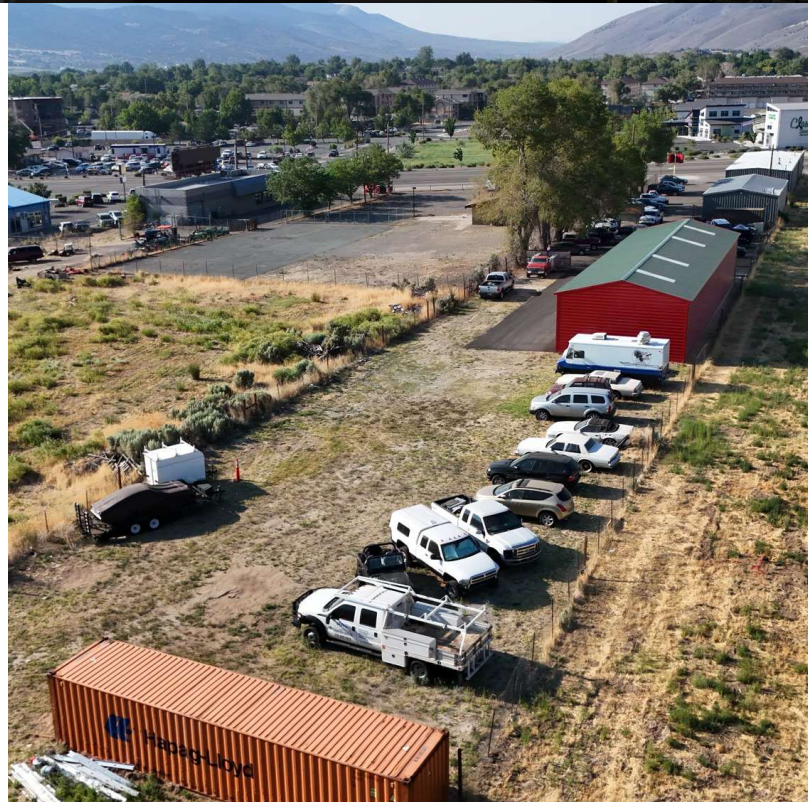
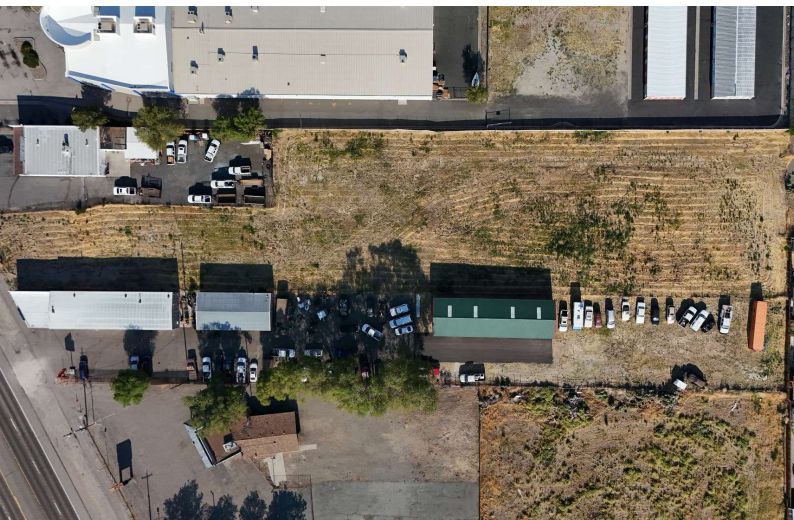
Ale Moncada, CCIM Principal | NV #S0174013.LLC | 775.315.8735 | ale@NVCG.US

Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896



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Left Column: 3620 (3,000 SF) | 3630 A (1,800 SF) | 3630 B (3,000 SF)



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Warehouse Information



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Rent Roll

Suite	Size SF	Market Rent	Market Rent / SF	Annual Rent	Lease End
3620 Hwy 50 E	3,000 SF	\$3,450	\$1.15	\$41,400	January 2026
3630 Hwy 50 E #A	1,800 SF	\$1,950	\$1.08	\$23,400	December 2025
3630 Hwy 50 E #B	3,000 SF	-	-	-	Vacant
Totals	7,800 SF	\$5,400	\$2.23	\$64,800	

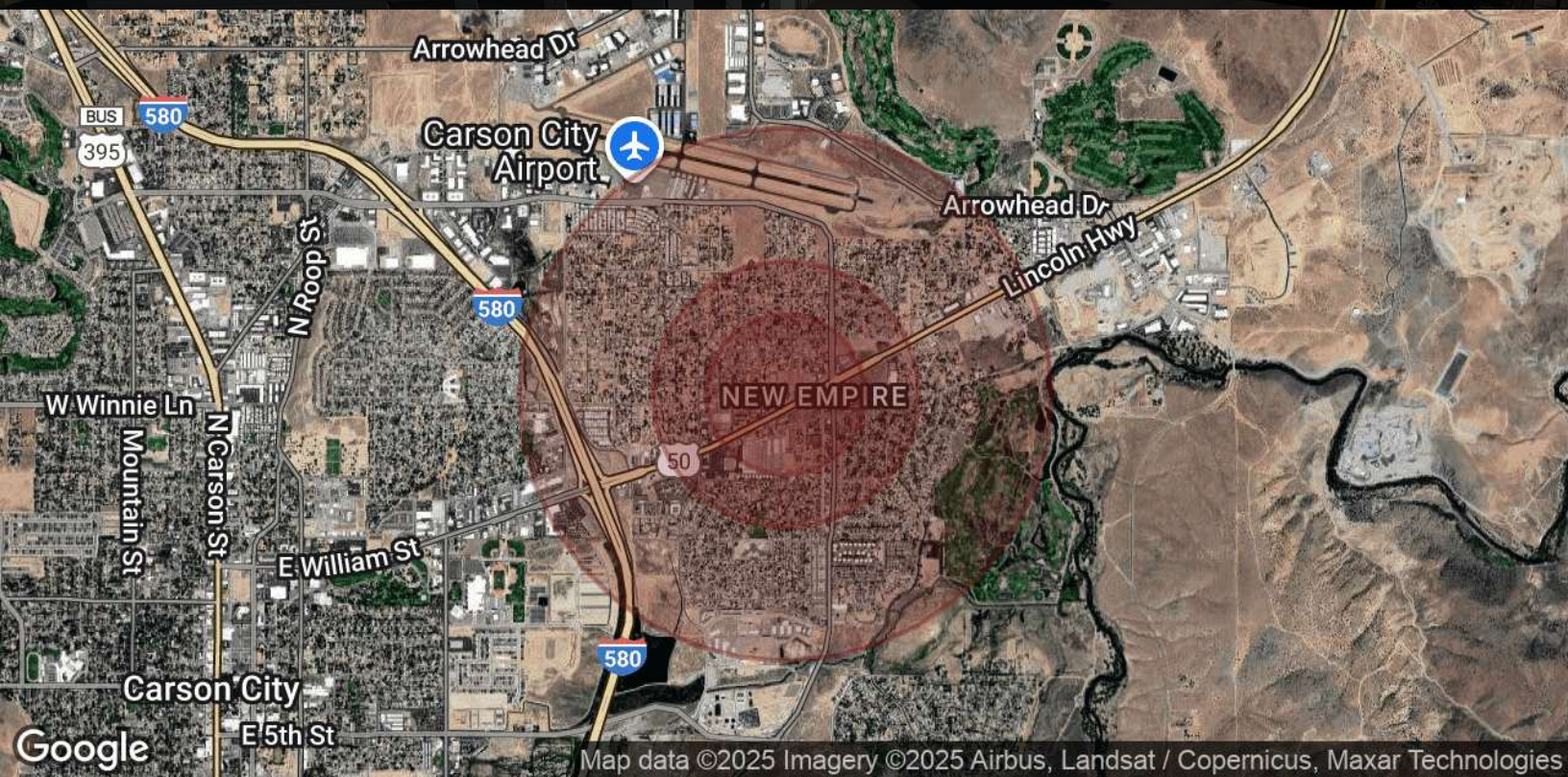
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Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	995	3,972	12,660
Average Age	39	39	40
Average Age (Male)	38	39	39
Average Age (Female)	40	40	41
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	369	1,473	4,843
# of Persons per HH	27	27	26
Average HH Income	\$80,747	\$85,074	\$91,810
Average House Value	\$307,675	\$324,078	\$324,036

Demographics data derived from AlphaMap