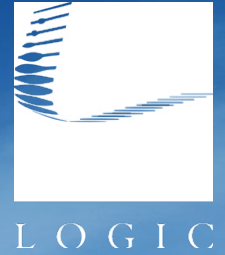


For Sale

Sullivan Lane & Kelly Ranch Dr.



2101 Sullivan Lane
Sparks, NV 89431

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Listing Snapshot



\$1,200,000
Sale Price



± 1.75 AC
Total Acreage



± 73,361 SF
Total Square Footage

Property Highlights

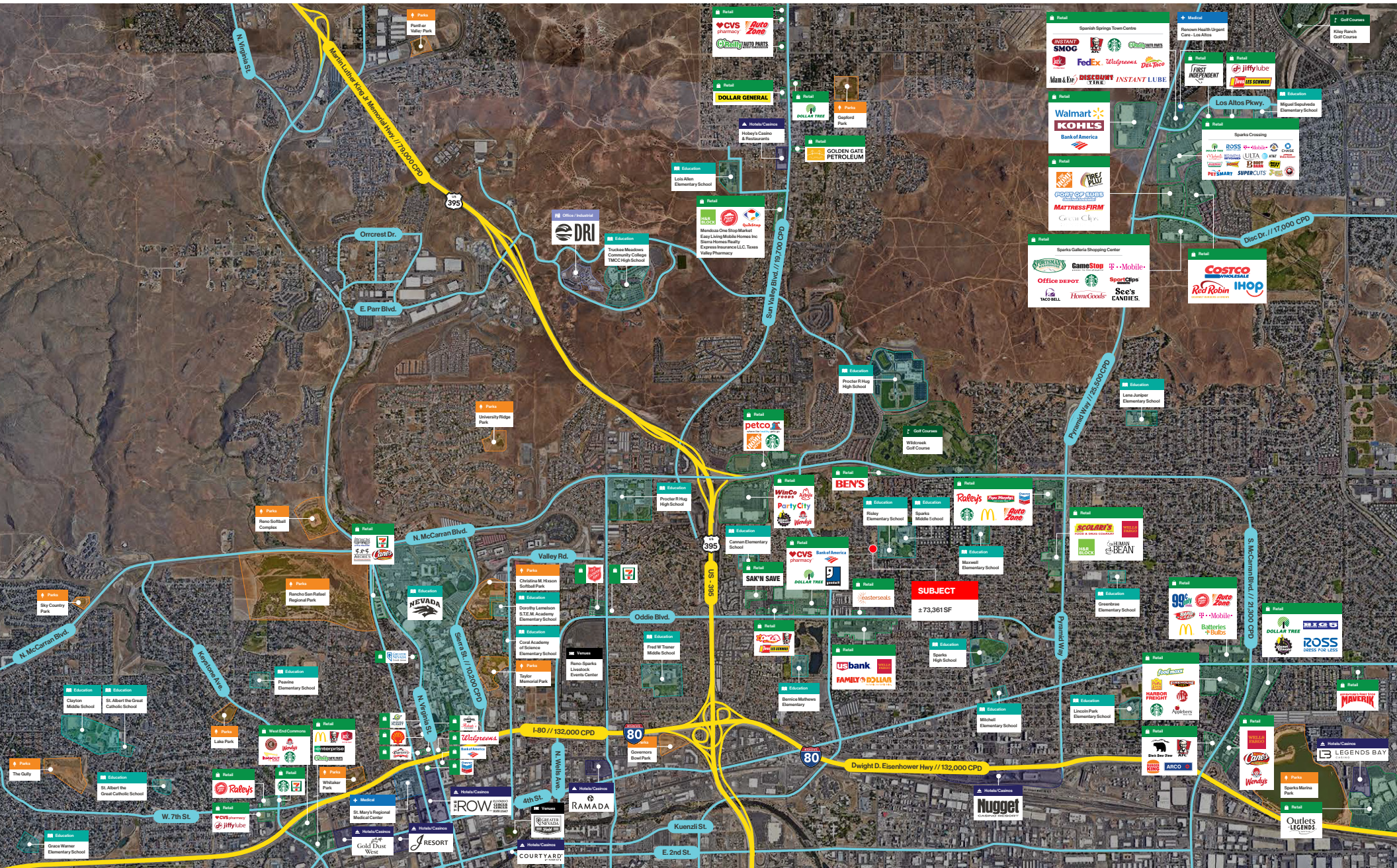
- All utilities currently to the parcel
- Easy access to I-80, I-580, and N. McCarran Blvd.
- Ideal commercial development opportunity in rapidly maturing sub-market
- Broad C2 zoning allows for a wide range of uses
- Dense surrounding population demographics
- Outdoor RV storage plans included in sale
- APN: 026-341-45
- **Potential C2 zoning uses*:**
 - Multifamily
 - Financial Institution
 - Office
 - Food Market
 - Restaurant
 - Maintenance & Repair Services
 - Light Auto Repair

**All potential buyers should confirm their use with the city of Sparks*

Demographics

	1-mile	3-mile	5-mile
2024 Population	25,592	118,020	258,258
2024 Average Household Income	\$72,894	\$78,423	\$89,421
2024 Total Households	9,924	46,643	104,126







Property Photos



LOGIC Commercial Real Estate

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For inquiries please reach out to our team.

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