

FOR SALE

1125 E 4TH STREET



Retail/Flex
PRODUCT TYPE



±3,010 SF
TOTAL BUILDING

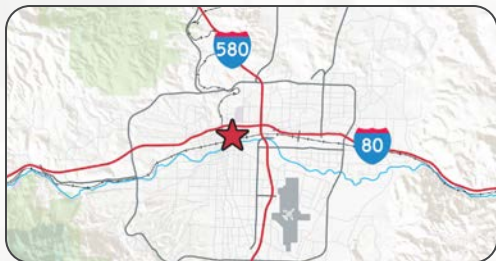


\$550,000
SALE PRICE



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NRED N°: S.180915

NAI Alliance



Property Highlights

1125 E 4th Street, located in the E 4th Street Corridor / Brewery District of Downtown Reno, is a freestanding 3,010 SF concrete block building. The property offers office, showroom, and multiple flex / warehouse and storage areas, as well as two (2) fenced parking areas, and three (3) grade roll-up doors. The property sits in a designated Opportunity Zone and is perfect for an owner user looking to position their business in this convenient and popular part of town.

The building was originally constructed in 1922 and has had improvements and construction to the property in the years since. The building is situated on a 0.148-acre (6,447 SF) lot. The MU (Mixed-Use Urban) zoning allows for a wide variety of users.

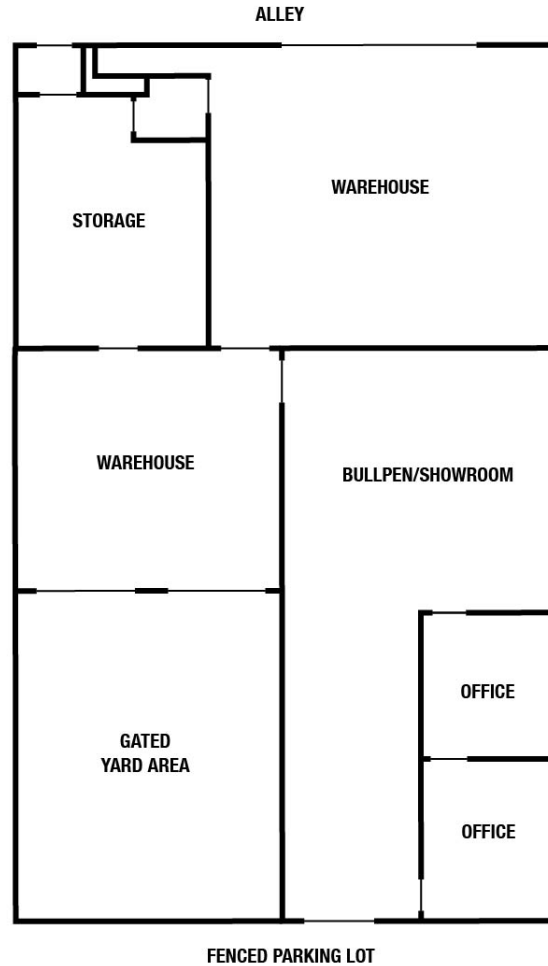
Property Details

Address	1125 E 4th St Reno, NV 89512
Total Building	±3,010 SF
Total Lot Size	±0.148 AC / ±6,447 SF
Sale Price	\$550,000 (\$182.72/SF)
Parking	Fenced Lot
APN	008-261-11
Year Built	1922
Zoning	MU - Mixed Use



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1125 E 4TH STREET



WANT A VIRTUAL
TOUR?



OR

CLICK HERE 

Floor Plan



Retail/Flex
PRODUCT TYPE



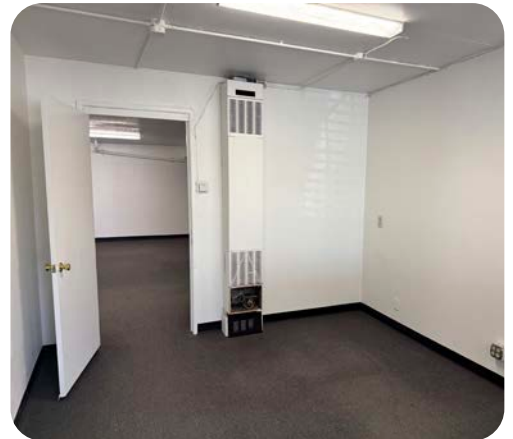
±3,010 SF
TOTAL BUILDING



\$550,000
RATE



Now
AVAILABLE



Property Photos


NAI Alliance


FOR SALE || **1125** E 4TH STREET



Property Photos


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Now
AVAILABLE

5-MILE KEY FACTS



264,352
POPULATION



5.8%
UNEMPLOYMENT



2.4
HOUSEHOLD
SIZE (AVG.)



37
MEDIAN
AGE

5-MILE INCOME FACTS



\$72,770

MEDIAN
HOUSEHOLD
INCOME



\$41,139

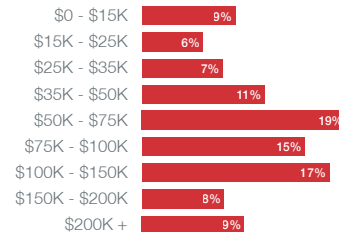
PER CAPITA
INCOME



\$106,864

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



12,268
BUSINESSES



170,400
EMPLOYEES

5- MILE EDUCATION FACTS

14%

NO HIGH
SCHOOL
DIPLOMA



26%

HIGH
SCHOOL
GRADUATE



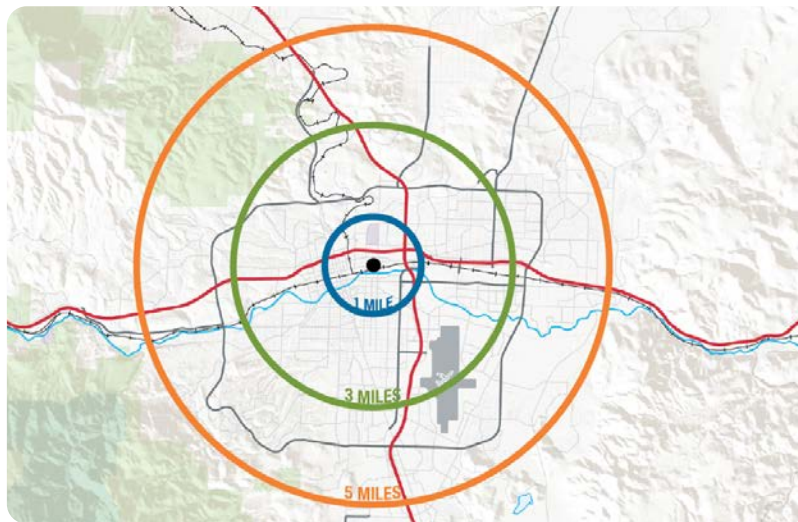
30%

SOME
COLLEGE



30%

BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

FOR SALE

1125 E 4TH STREET



University of Nevada, Reno

80

SUBJECT



THE ROW
ELDORADO CIRCUS SILVER LEGACY
IN THE HEART OF RENO

RENO EVENTS CENTER

NATIONAL BOWLING STADIUM

ORIGINAL RENO ARCH



RAMADA
BY WYNDHAM
Ahmedabad S.G. Road

Renown
HEALTH

DISTANCE FROM SUBJECT

NEAREST ON-RAMP	0.6 MI 2 MIN DRIVE
RENO-TAHOE AIRPORT	5 MI 9 MIN DRIVE
SOUTH RENO	10 MI 10 MIN DRIVE
CARSON CITY	30 MI 28 MIN DRIVE



Nearby Businesses

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