

FOR SALE

1125 E 4TH STREET



Retail/Flex
PRODUCT TYPE



±3,010 SF
TOTAL BUILDING

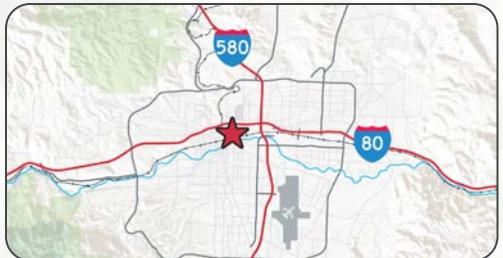


\$550,000
SALE PRICE



Amanda Lavi CCIM
Director
(775) 336 4626
alavi@naialliance.com
NRID 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

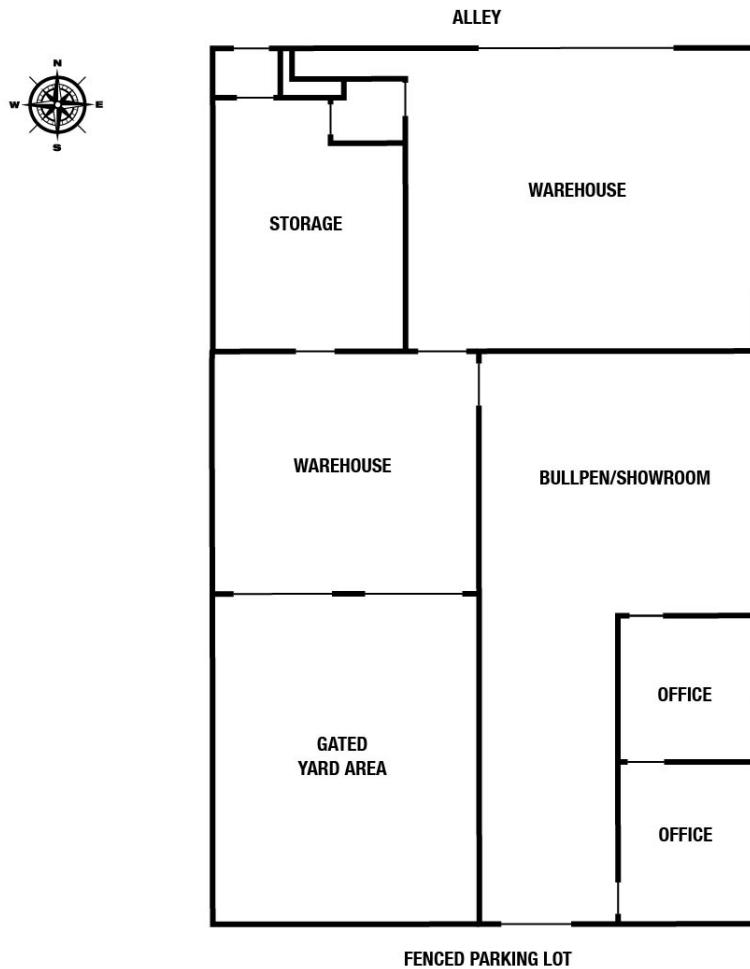
Address	1125 E 4th St Reno, NV 89512
Total Building	±3,010 SF
Total Lot Size	±0.148 AC / ±6,447 SF
Sale Price	\$550,000 (\$182.72/SF)
Parking	Fenced Lot
APN	008-261-11
Year Built	1922
Zoning	MU - Mixed Use



Aerial Map + Property Highlights

NAI Alliance

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WANT A VIRTUAL TOUR?



OR

CLICK HERE 

Floor Plan



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TOTAL BUILDING



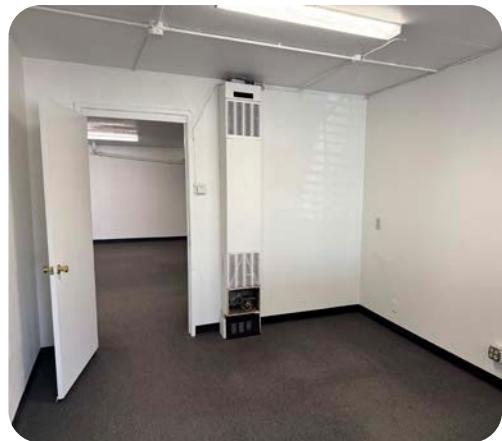
\$550,000

RATE



Now

AVAILABLE



Property Photos

NAI Alliance

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1125 E 4TH
STREET



Property Photos



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RATE



Now

AVAILABLE

5-MILE KEY FACTS



264,352

POPULATION



5.8%

UNEMPLOYMENT



2.4

HOUSEHOLD
SIZE (AVG.)



37

MEDIAN
AGE



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

5-MILE INCOME FACTS



\$72,770

MEDIAN
HOUSEHOLD
INCOME



\$41,139

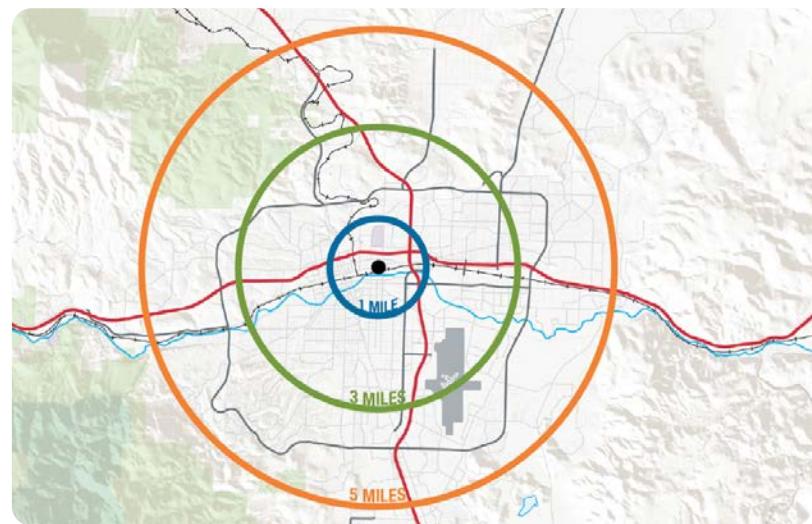
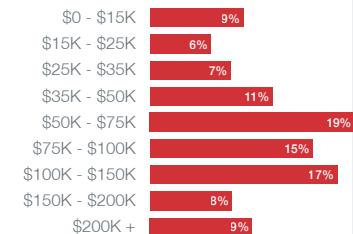
PER CAPITA
INCOME



\$106,864

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



Source: 5 Mile Demographic Profile by ESRI



University of Nevada, Reno

FOR SALE

**1125 E 4TH
STREET**



VIRGINIA ST

RENO EVENTS
CENTER

NATIONAL
BOWLING STADIUM

E 4TH ST

ORIGINAL
RENO ARCH

80

WELLS AVE

SUBJECT



KIRMAN AVE

RAMADA
BY WYNDHAM
Ahmedabad S.G. Road

Renown
HEALTH



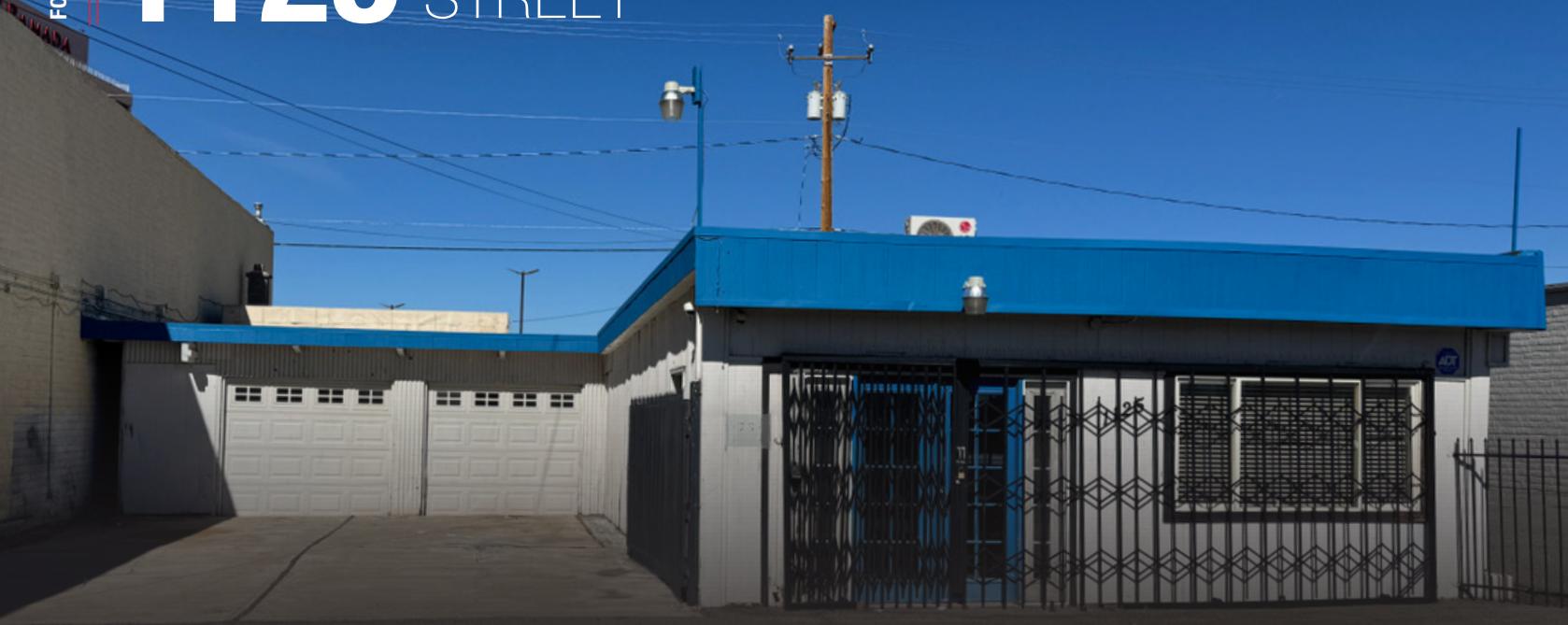
DISTANCE FROM SUBJECT

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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