

2 Industrial Lots For Sale

0 Deer Run Road, Carson City, NV 89701

For Sale

Availability

1.22 acres

\$325,000

53,143 SF

\$6.12 psf

APN 008-541-96

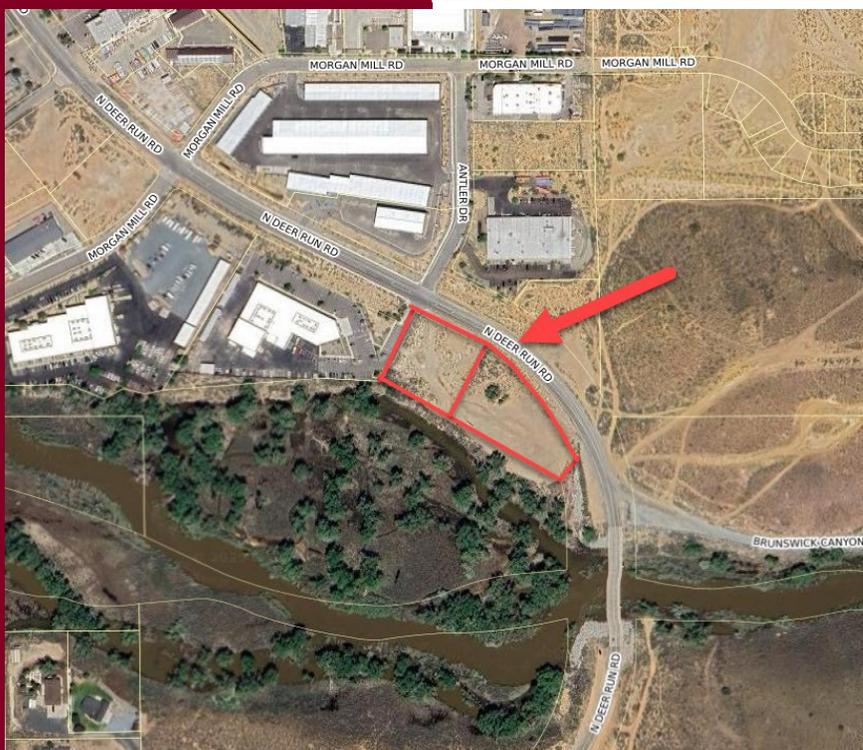
1.52 acres

\$260,000

66,211 SF

\$3.93 psf

APN 008-541-97



FEATURES:

- ◆ 1.52 & 1.22 acres
- ◆ Property taxes range from \$1,833 - \$2,104 annually for each parcel.
- ◆ General Industrial Zoning
- ◆ Topography = Level/upslope
- ◆ Hwy 50 to Deer Run Road
- ◆ Utilities: Water in street, sewer at north corner, power poles across street.
- ◆ County = Carson County
- ◆ Flood Zone = small portion in the primary A flood zone for 1.52 acre parcel.

For Information, contact:
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chadcoons@gmail.com
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The information contained herein has been provided by the owner or other sources deemed reliable. The Broker does not guarantee the accuracy of this information. All information should be verified by the recipient prior to the purchase, lease or exchange.



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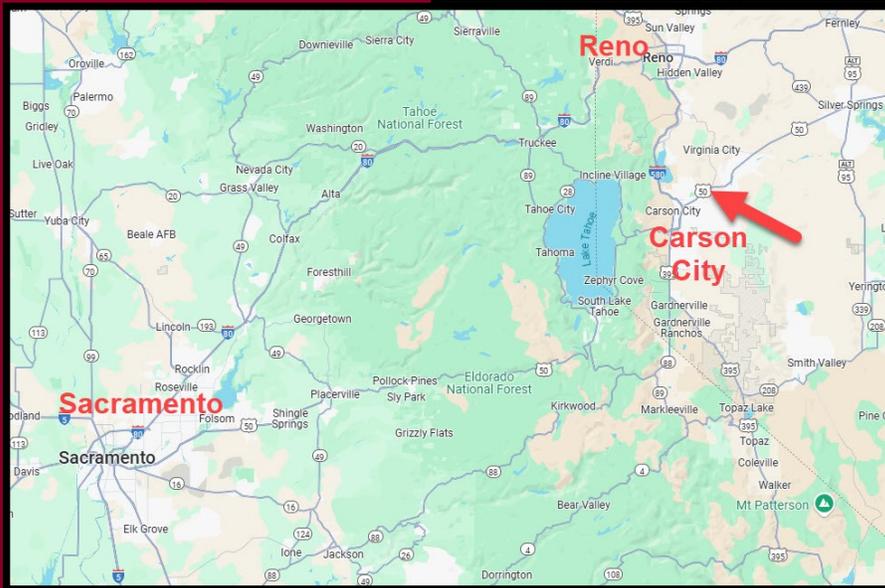
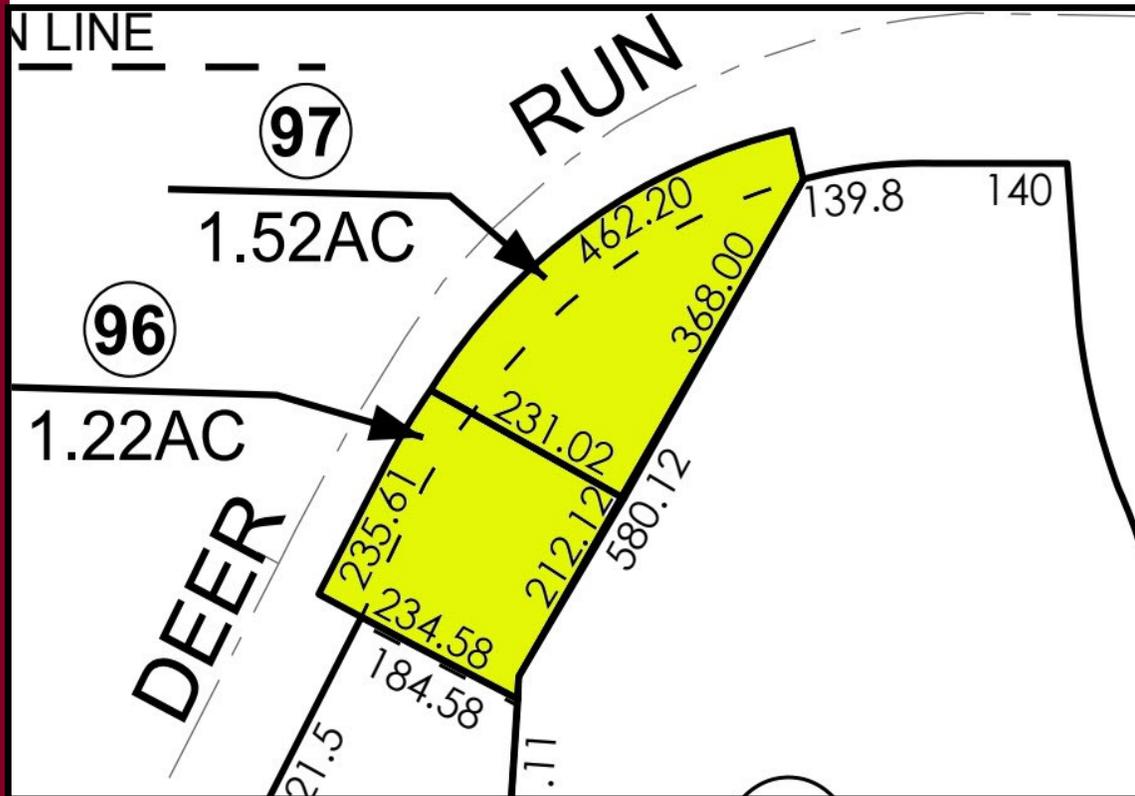
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Area Information

Property is located in north Carson City, Nevada off of Hwy 50. 2.5 miles from Interstate 580. I-580 is a connector to Hwy 395 which runs north to Spokane WA and south to Los Angeles area. Approximately 20 miles from Reno NV, 132 miles from Sacramento CA, 216 miles from San Francisco CA, 437 miles from Los Angeles, 546 miles from Salt Lake City UT. Truck service from Carson City NV can reach 7 western states within 1 day and another 4 states on next day service. Nevada has no personal or corporate state income tax, no inventory tax, no franchise tax, no unitary tax, no estate and or gift tax, no inheritance tax and no special intangible tax. Sales tax in Carson City is currently 7.6%

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