

479 6TH STREET

WELLS, NV 89835

NORTHERN NEVADA
INDUSTRIAL OWNER-USER OR
INVESTMENT OPPORTUNITY



Property Description

This offering presents a compelling opportunity to acquire a freestanding commercial property located in the heart of Wells, Nevada. Strategically positioned along a well-trafficked corridor, the asset benefits from strong visibility, accessibility, and proximity to key local demand drivers.

The property consists of an approximately 7,500 SF structure situated on a 0.26 acre parcel. Originally constructed in 1970, the asset offers a functional layout suitable for a variety of commercial uses. The site includes 18 parking spaces, supporting both customer-facing and operational needs.

Zoned GC, the property allows for flexible usage, making it attractive to both owner-users and investors seeking stable income or repositioning potential.



0.26 AC
LAND AREA



±7,500 SF
BUILDING SIZE



GC
ZONING



0.67 FAR
SITE UTILIZATION



18 SPACES
PARKING



1970
YEAR BUILT

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APEX

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