

**FOR SALE**  
**FLEX/COMMERCIAL**

**1125 East 4th Street**  
**Reno, NV 89512**

**STARK**  
**ACCELERATORS**  
COMMERCIAL REAL ESTATE

**DOWNTOWN RENO 3,010± SF FLEX COMMERCIAL FOR SALE**



**PROPERTY DESCRIPTION**

- 3,010± SF Flex Commercial Building with full buildout of 2 Offices, Bullpen, Restroom, Work Area, and 2 Warehouse Areas
- 3 Grade Doors
- 200 Amps 208 Volt—To be verified by buyer
- Small Fenced and Gated Yard in front
- Signage on East 4th Street
- Alley access in rear of building
- Mixed Use Zoning

**PROPERTY HIGHLIGHTS**

- Located just west of the intersection of Sutro Street and East 4th Street—Just east of Wells and E 4th Street
- 6,150 Vehicles per day on East 4th Street
- Located in Reno’s Brewery District - Minutes from amenities, Sparks & Reno Tahoe International Airport
- In the Opportunity Zone

**OFFERING SUMMARY**

<b>BUILDING SF</b>	<b>LAND ACRES</b>
3,010± SF	.148± Acres
<b>SALES PRICE</b>	<b>PRICE/SF</b>
\$645,000	\$214.29/SF
<b>ZONING</b>	<b>APN</b>
MU—Mixed Use	008-261-11



**JEB JOHNSON**  
**LOUIE LLAMAS**  
**KEN STARK**

NV LICENSE #: S.178879

NV LICENSE #: S.188166

NV LICENSE #: B.35722.CORP

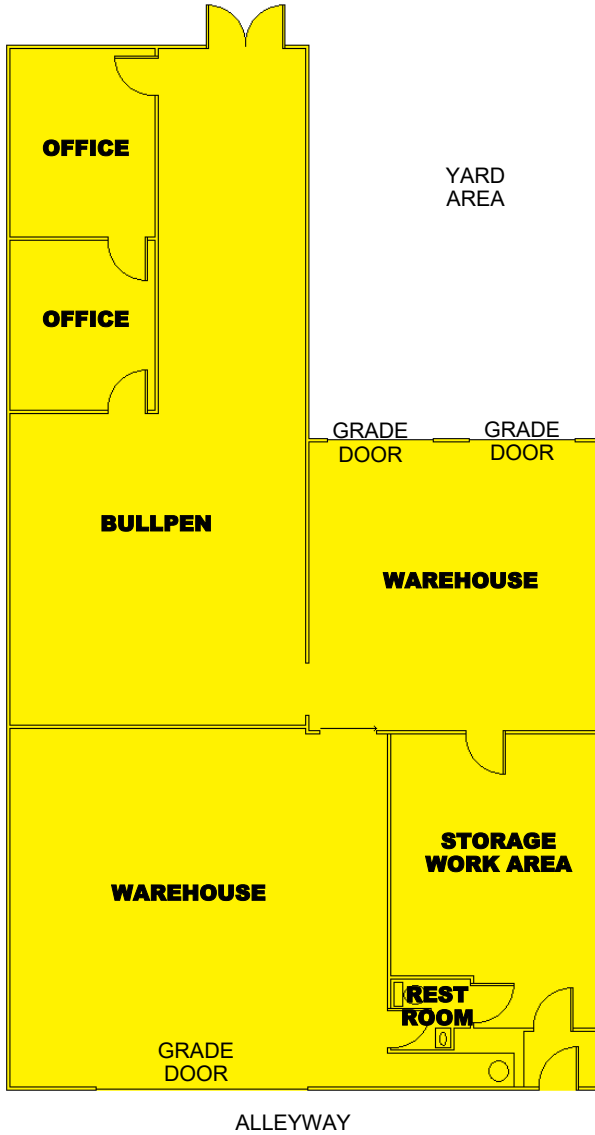


**775.825.4400**

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