

# 404

S. Pratt Street  
Carson City, NV 89701

# FOR SALE

Offered at.....

# \$549,000

Jennifer P. Hilderbrand

BROKER

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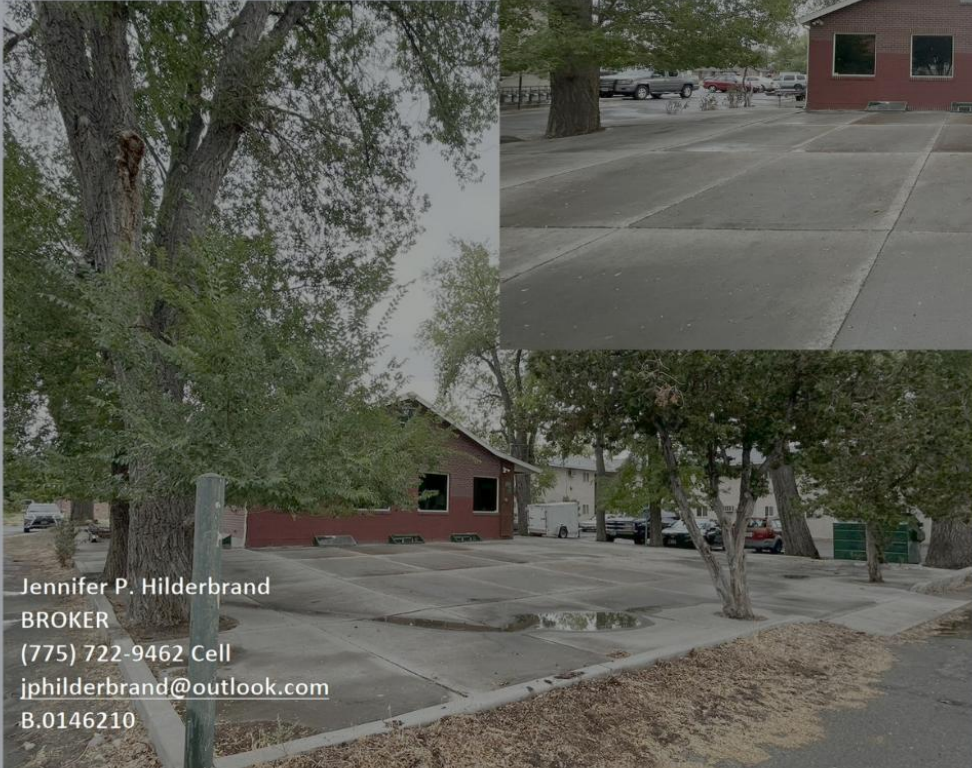
(775) 722-9462 Cell

B.0146210



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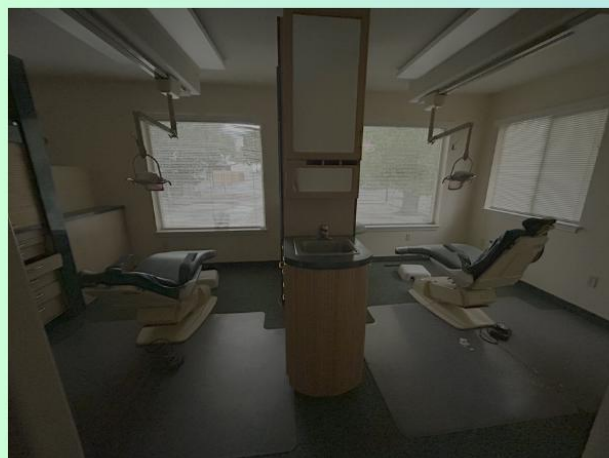
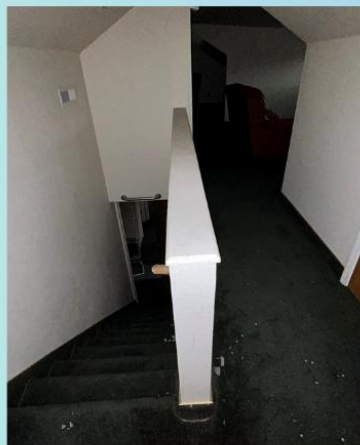
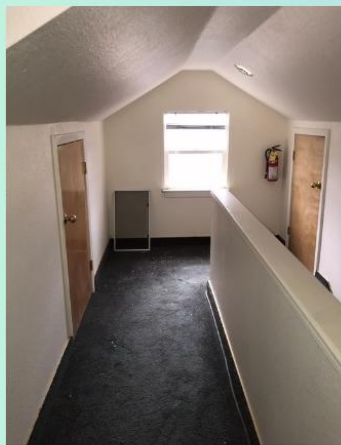


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Attribute Summary for Carson City, NV 89701 ⓘ

Median Household Income

**\$68,030**

Source - 2024/2029 Income (Esri)

Median Age

**41.9**

Source - 2024/2029 Age: 5 Year Increments (Esri)

Total Population

**29,233**

Source - 2024 Age: 1 Year Increments (Esri)

1st Dominant Segment

**Old and Newcomers**

Source - 2024 Tapestry Market Segmentation (Households)

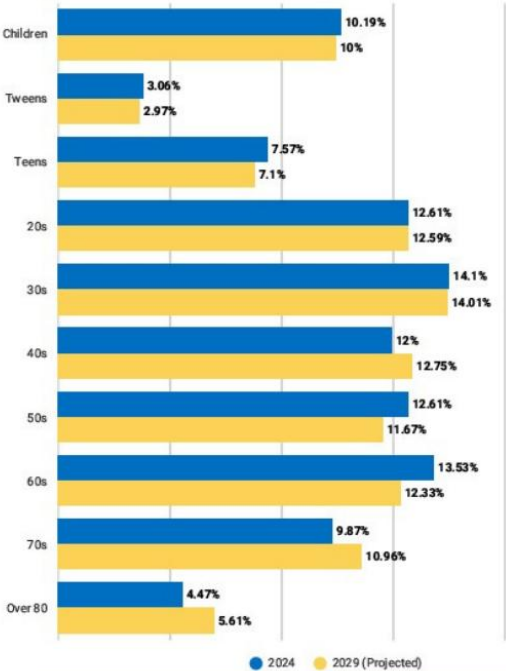
404 S Pratt Street Carson City Report

**Carson City, NV 89701**



Population by Age

This chart breaks down the population of an area by age group.



Demographic Facts and Stats for Carson City

Population

Age

Married

Income

Education

Economy

Commute to Work

Total Population ⓘ

Area	2024	2029 (Projected)
89701	29.23K	29.75K
Nevada	3.27M	3.39M
USA	338.44M	344.87M

Population Density ⓘ

Area	2024	2029 (Projected)
89701	356	362.3
Nevada	29.7	30.9
USA	95.8	97.6

Total Daytime Population ⓘ

Area	2024	2029 (Projected)
89701	32.94K	32.94K
Nevada	3.25M	3.25M
USA	336.79M	336.79M

Daytime Population Density ⓘ

Area	2024	2029 (Projected)
89701	401.1	401.1
Nevada	29.61	29.61
USA	95.3	95.3

Population Change Since 2020 ⓘ

Area	2024 (%)	2029 (Projected) (%)
89701	-0.17%	1.77%
Nevada	5.2%	3.89%
USA	0%	1.9%

Average Household Size ⓘ

Area	2024	2029 (Projected)
89701	2.42	2.38
Nevada	2.58	2.55
USA	2.53	2.5

Population Living in Family Households ⓘ

Area	2024	2029 (Projected)
89701	20.63K	20.98K
Nevada	2.55M	2.64M
USA	263.32M	267.7M

Female / Male Ratio ⓘ

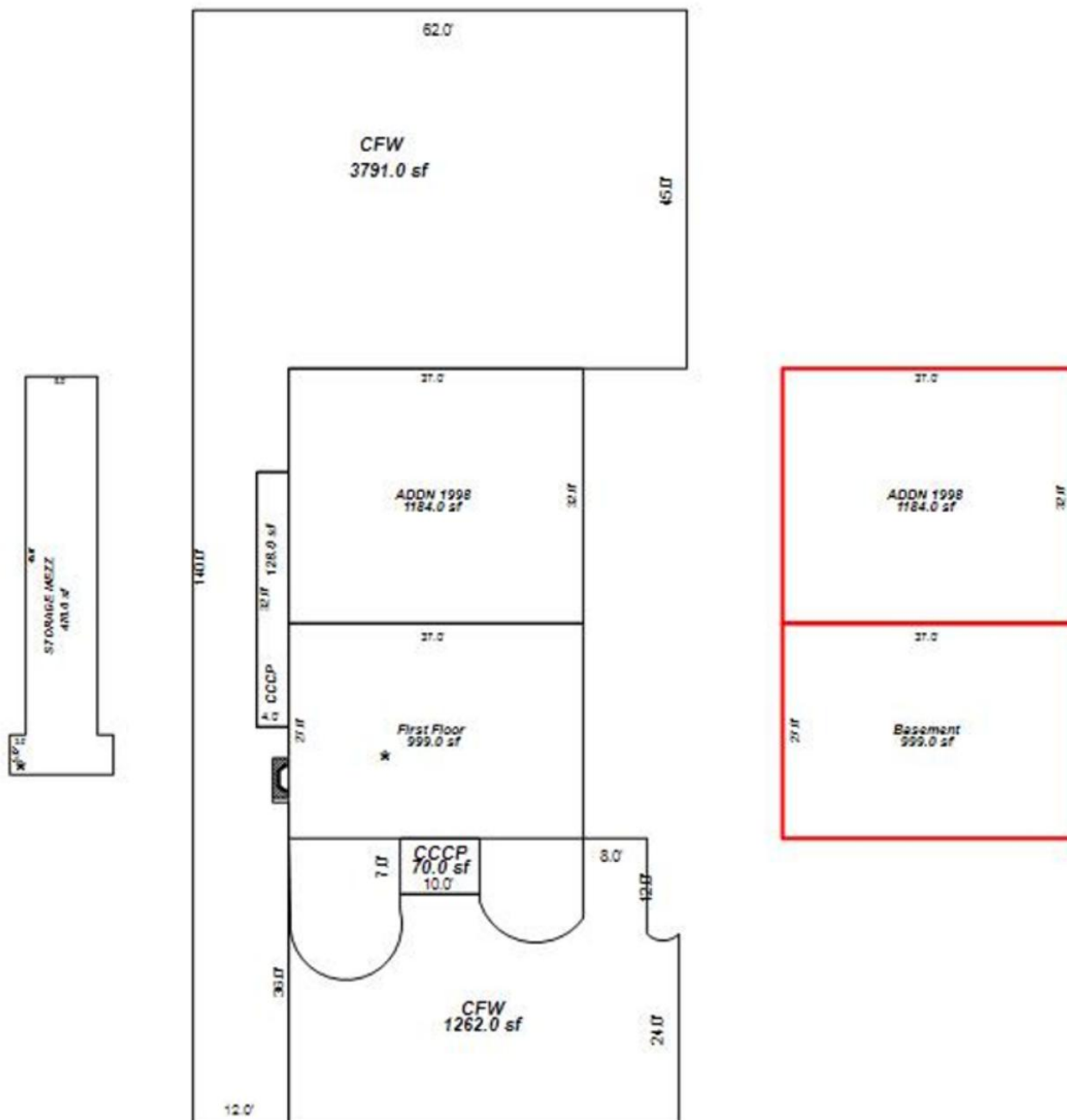
Area	Women 2024 (%)	Men 2024 (%)	Women 2029 (Projected) (%)	Men 2029 (Projected) (%)
89701	46.9%	53.1%	47.4%	52.6%
Nevada	49.4%	50.6%	49.7%	50.3%
USA	50.2%	49.8%	50.5%	49.5%

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## Key Selling Points

Former **dental office** with existing infrastructure in place

**APN:** 004-091-12

**Built:** 1948 | **Remodeled:** 1975

**Size:** 2,183 ± sq. ft. on .1763 acres

**Layout:** Single story with enclosed loft/breakroom upstairs

**Zoning:** General Office (GO) | Land Use: Professional & Business Services

**Prime downtown Carson City location** – close to courts, businesses, and services

**Ample potential** for professional offices, health services, or specialty practice

**Vacant ~14 years** – blank canvas for renovation and modernization

**Mold present** – remediation required (bid estimates available)

**Attractive investment opportunity** with strong upside once improvements are made



