

Value-Add/Redevelopment Casino Opportunity

Grandfathered Non-Restricted Nevada Gaming License
231 & 233 N. Virginia St., Reno, NV 89501 | Downtown Reno



For more information, please contact:



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Offering Overview

The Vincent Advisory Group of LOGIC Commercial Real Estate is pleased to present the exclusive opportunity to acquire **The Nugget**, a former casino property in the heart of Downtown Reno with a rare grandfathered non-restricted Nevada gaming license that has been preserved (the "Property"). Strategically positioned on N. Virginia St., just steps away from the famous Reno Arch, this historic Property benefits from a prime location amidst popular gaming, entertainment, and hospitality offerings. Additionally, being located within the designated City of Reno Redevelopment Project Area presents the possibility of relocating the grandfathered gaming license to a new location*, offering a new owner a multitude of value-add opportunities.

Investment Highlights

A potential transaction involving the Property offers several compelling investment opportunities, most notably:

- **Rare Casino Real Estate Acquisition Opportunity**
- **Highly-Coveted Grandfathered Non-Restricted Nevada Gaming License**
- **Value-Add Opportunity to Reintroduce Gaming Operations and Rebrand Diner**
- **Near-Century Long History as a Staple in the City of Reno**
- **Steps from the Famous Reno Arch in the Heart of Downtown Reno**
- **Located in a Qualified Opportunity Zone within the Reno Redevelopment Project Area 1**

We invite you to learn more about this exciting casino opportunity!

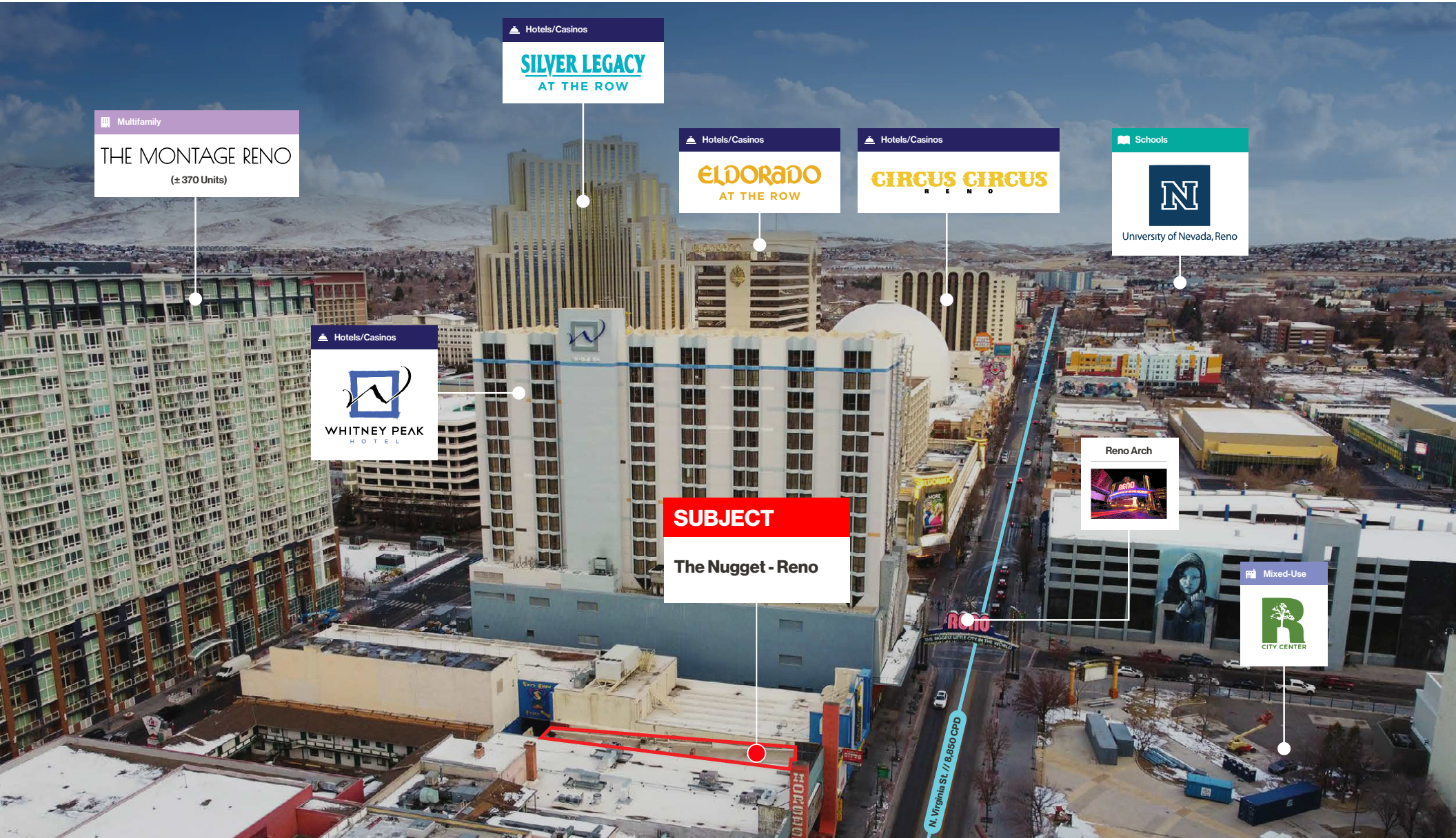
Property Name:	The Nugget – Reno
Address:	231 & 233 N. Virginia St., Reno, NV 89501
APN(s):	011-051-13 & -14
Year Built:	1935
Building Size:	± 8,390 SF (Main Floor: ± 4,200 SF, Mezzanine: ±1,570 SF Basement: ± 2,620 SF)
Land Size:	± 0.096 AC
Occupancy:	Vacant (closed 7/30/2020)
Submarket:	Downtown Reno
Zoning:	MD-ED (Mixed-Use Downtown Entertainment District)



*License relocation subject to Buyer's due diligence & verification

The information herein was obtained from sources deemed reliable; however Logic Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

3D Aerial | North Facing



Multifamily
THE MONTAGE RENO
(± 370 Units)

Hotels/Casinos
SILVER LEGACY
AT THE ROW

Hotels/Casinos
ELDORADO
AT THE ROW

Hotels/Casinos
CIRCUS CIRCUS
RENO

Schools
N
University of Nevada, Reno

Hotels/Casinos
WHITNEY PEAK
HOTEL

SUBJECT
The Nugget - Reno

Reno Arch

Mixed-Use
R
CITY CENTER