

# Available for Ground Lease

**2.33 Acres**

**Zoned: Retail Commercial**



**1393 Medical Parkway, Carson City, Nevada**

**APN 007-531-44**

Situated across the street from Carson Tahoe Regional Medical Center and adjacent to Reno Orthopedic and multiple medical office buildings, in the heart of the hospital campus, this property can be developed and is well suited for hotel, restaurant, medical office, pharmacy, physical therapy, laboratory, imaging center, surgery center, dialysis clinic or rehabilitation facility. The current zoning and lack of restrictive uses allow for many other potential uses as well.

Utilities at the site. Can be subdivided. Great visibility and access from both Medical Parkway and Vista Lane.

**NO RESTRICTIVE CC&RS.**

Call for Pricing



**HONE COMPANY**  
COMMERCIAL REAL ESTATE

**Vicki Hone (775)691-1912**

**vhone@honecompany.com**

Broker/Owner B.1001173

# 1393 Medical Parkway, Carson City, Nevada



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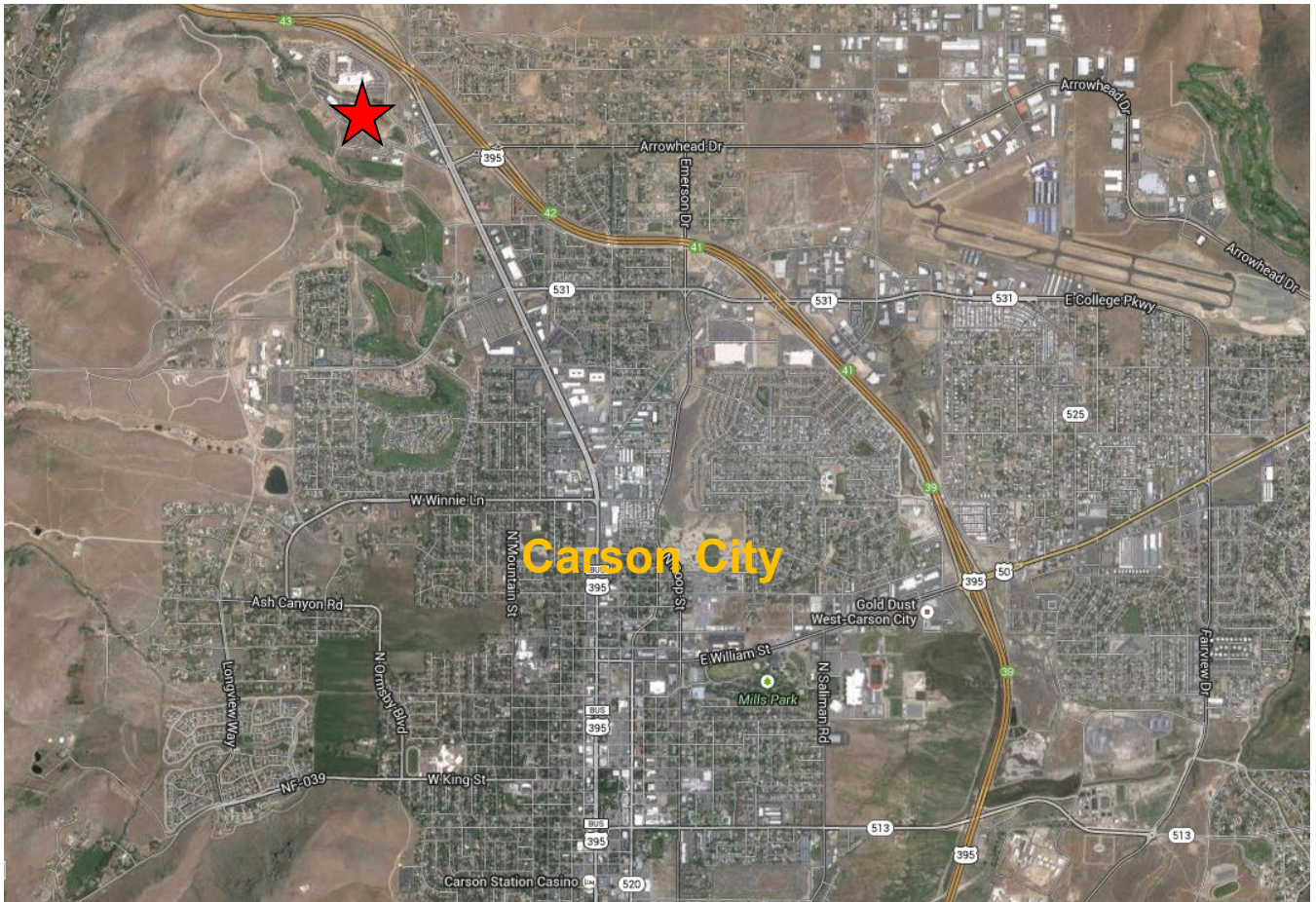
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# 1393 Medical Parkway, Carson City, Nevada



Located one quarter mile from the 580 off ramp, 17 miles south of Reno, 27 miles east of Lake Tahoe and 17 miles north of downtown Minden, Nevada.

2.8 miles from the Carson City Airport.

Great truck access to North Carson Street and Highway 580.

Parcels can be accessed from both Medical Parkway and Vista Lane.



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