

FOR SALE

FERRARI-LUND

REAL ESTATE

222 California Ave | Reno, Nevada 89509



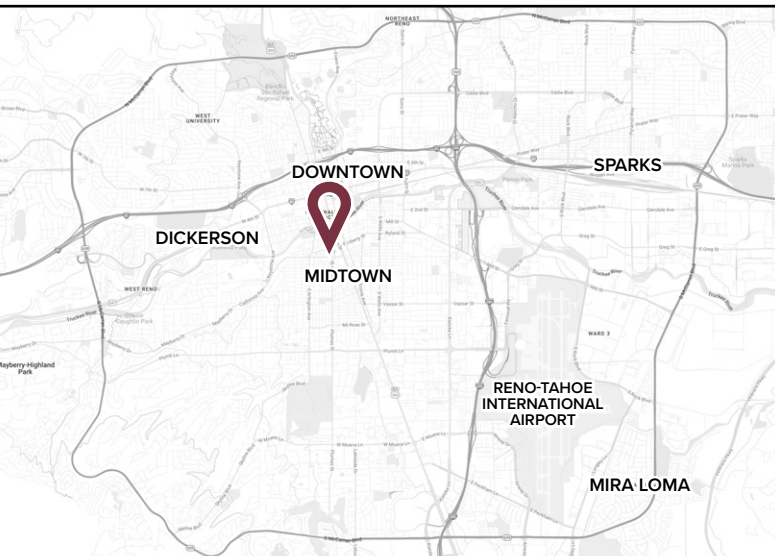
8,300 SF



OFFICE



\$3,075,000



PROPERTY HIGHLIGHTS

Introducing an exquisite investment or owner/user opportunity at 222 California Ave. in Reno, Nevada. This 8,300 SF office building sits in a highly desirable Downtown Reno location and includes two parcels with a total of 21 parking stalls (9 on-site and 12 at O Plumas St.). Zoned MD-RD, the property also features a basement for additional storage (not included in SF).

Surrounded by vibrant redevelopment, this asset offers strong potential for office, retail, or restaurant use. Ideal for investors seeking a well-located, versatile property in one of Reno's most dynamic areas.

EXCLUSIVELY LISTED BY:

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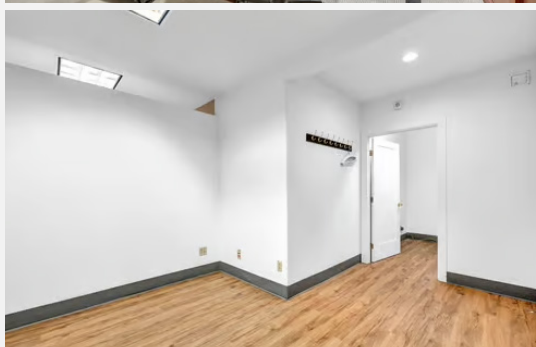
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PROPERTY DETAILS

APN	011-221-04 & 011-221-08
BUILDING SIZE	8,300 SF
LOT SIZE	0.172 AC 7,492 SF
BUILDING CLASS	Class B
PROPERTY TYPE	Office
BUILDING HEIGHT	2 Stories
Sale Price	\$3,075,000
TENANCY	Basement: 1,000 SF Unfinished, Storage Option First Floor: Vacant (Owner-User / Investor) Second Floor: 15 Tenants
PARKING	Purchase of Property Includes the Adjoining Parking Parcel, O Plumas St., Featuring 21 Parking Spots, Zoning: MU-RES
FRONTAGE	85 ft. on California Ave.
YEAR BUILT	1960
ZONING	MD-RD



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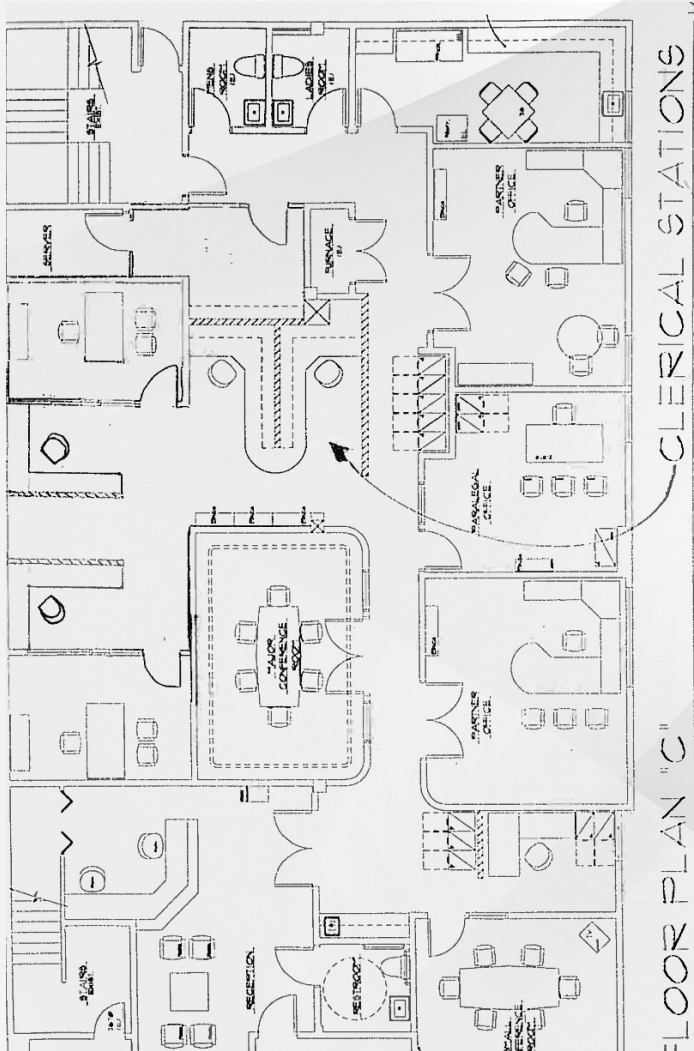
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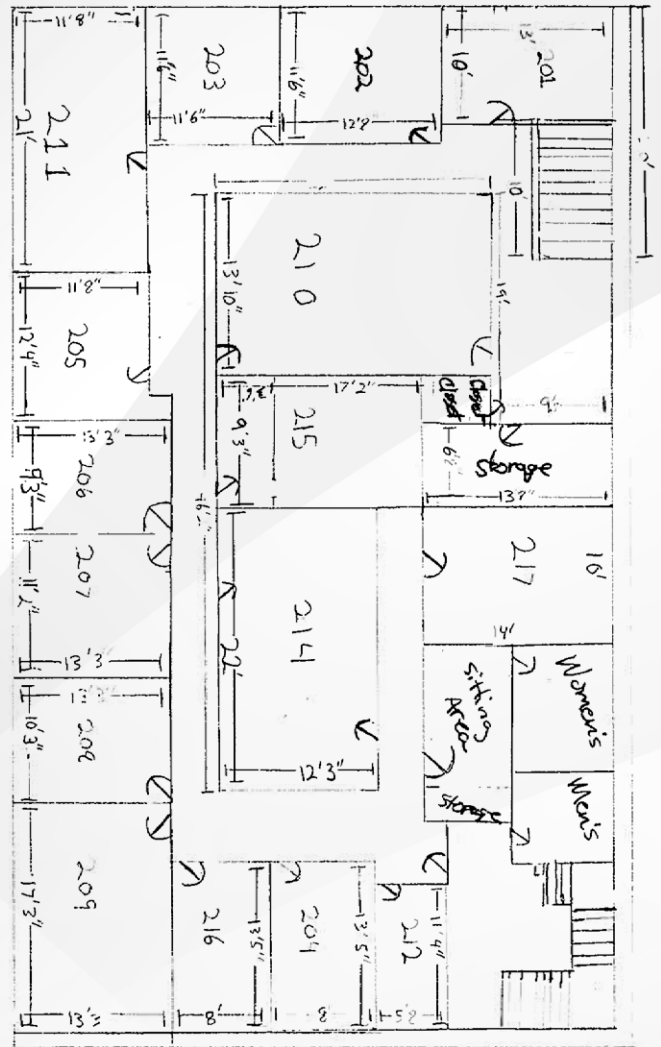
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FLOOR PLAN



First Floor



Second Floor

FOR MORE INFO, CONTACT:

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