



KW GROUP ONE  
KELLERWILLIAMS

PRICE \$670,000



# TWO STORY OFFICE FOR SALE

## PROPERTY FEATURES

📍 1645 D ST

Beautifully renovated and well maintained, this two-story office conversion in downtown Sparks includes a separate studio and conference rooms. The property is surrounded by park-like grounds and offers additional parking on the side and rear. The main 1,590 SF building features two offices, a kitchenette, and a conference room on the ground floor. The second floor has two more offices, while the finished basement includes another office and a storage area. The 522 SF studio office is well-appointed with a break area, conference room, separate bathroom and is ADA accessible. Both buildings are partially furnished and conveniently located near I-80 and US-395. BONUS: Live/Work Lifestyle possible! The primary building can be converted back into a residence. Owner financing available with large down.

- ✓ 1590 SF Main Building
- ✓ 4 Offices
- ✓ Conference Rooms
- ✓ Finished Basement
- ✓ 522 SF Office Studio
- ✓ Parking

### CONTACT:

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