

# 1795 US Hwy 395



Presented By:  
RE/MAX Gold - Carson Valley

1795 US Hwy 395, Minden, NV 89423



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## Property Details

Excellent Commercial Opportunity with 30,000 Trips per Day vehicle traffic on US Hwy 395. Property has 636 feet of Hwy 395 frontage. Easy access to Muller from 395 with possible direct access for Northbound traffic. Specific Plan is in place with Douglas County which will save a lot of time in getting to building. Ideal location for supermarket and other uses. See Allowable Uses Document for use table. Extensive expensive site improvement has been completed creating a wonderful building pad. Adjacent 8.33 acres is available affording one the opportunity to develop 18.11 contiguous acres (remainder 4.33 is not useable).

**Price: \$5,000,000**

- 14.21 acres
- Great opportunity for Supermarket location
- Easy access from US Hwy 395

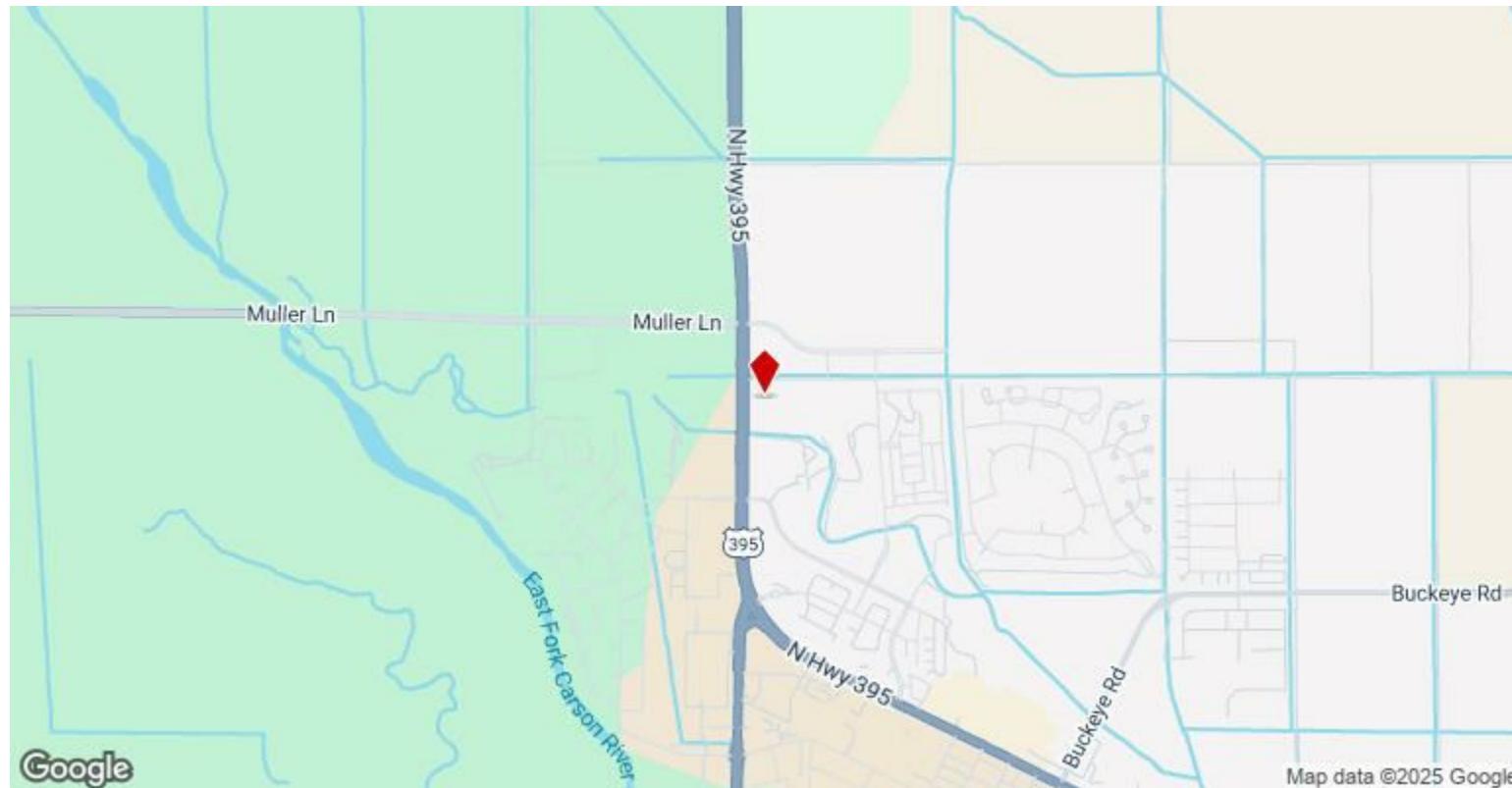
View the full listing here: <https://www.loopnet.com/Listing/1795-US-Hwy-395-Minden-NV/36431978/>

Price:	\$5,000,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Supermarket
Sale Type:	Investment or Owner User
Total Lot Size:	14.21 AC
Sale Conditions:	[object Object]
No. Lots:	1
Zoning Description:	Neighborhood Commercial
APN / Parcel ID:	1320-30-510-001

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## Location



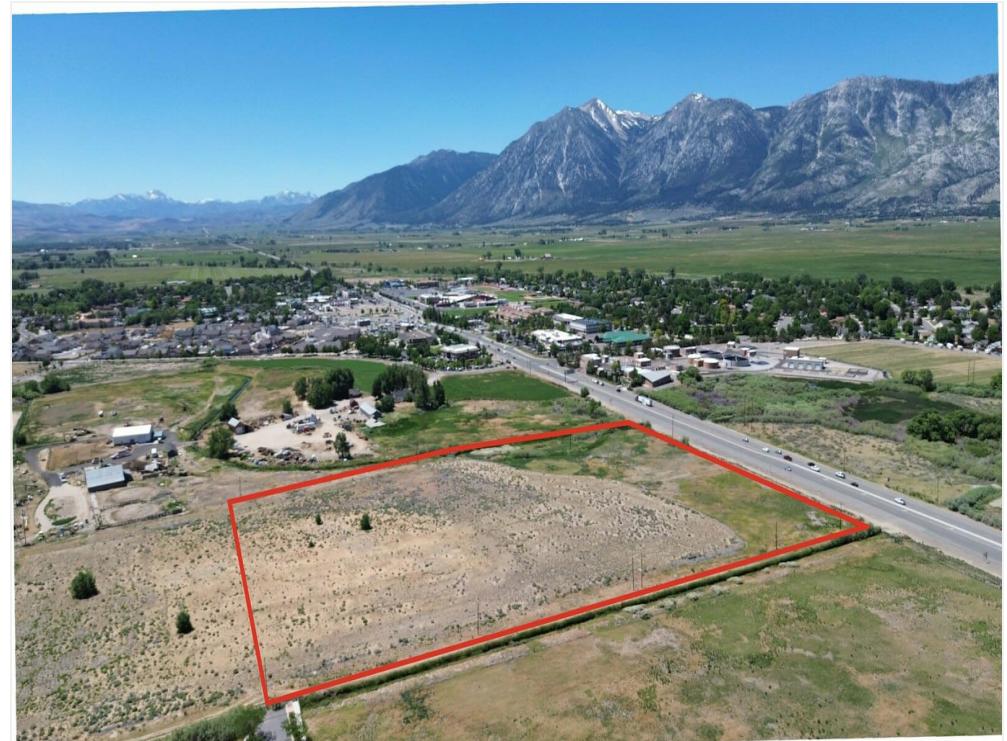
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## Property Photos



Entrance off Mueller



Property overview from NE corner

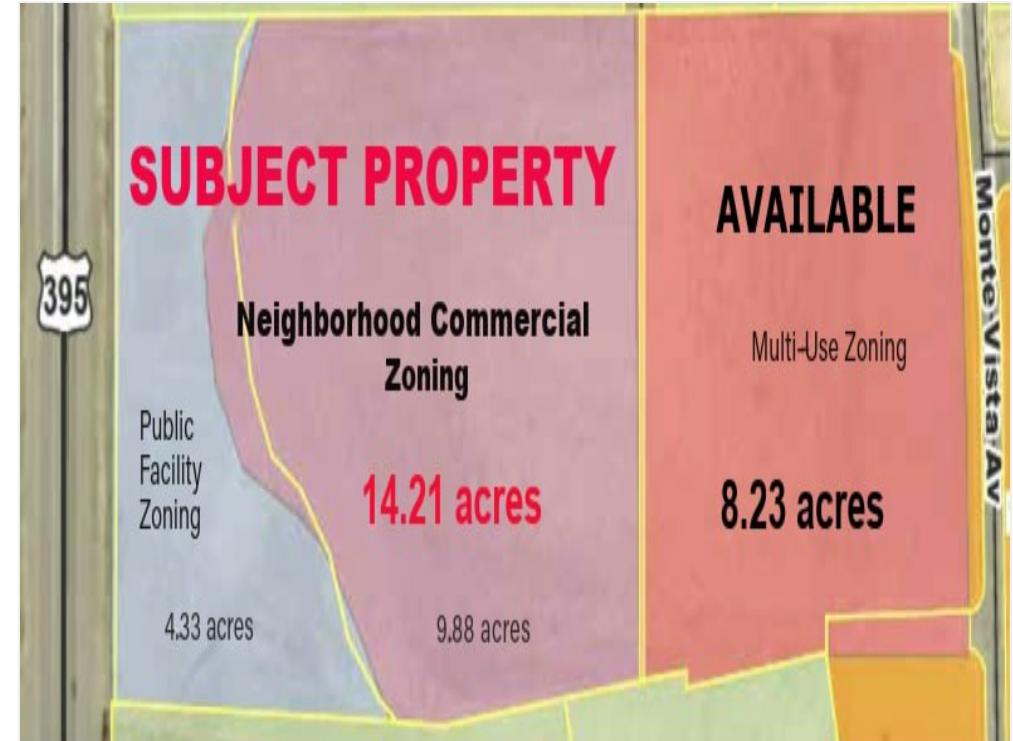
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## Property Photos



View from NE to SW

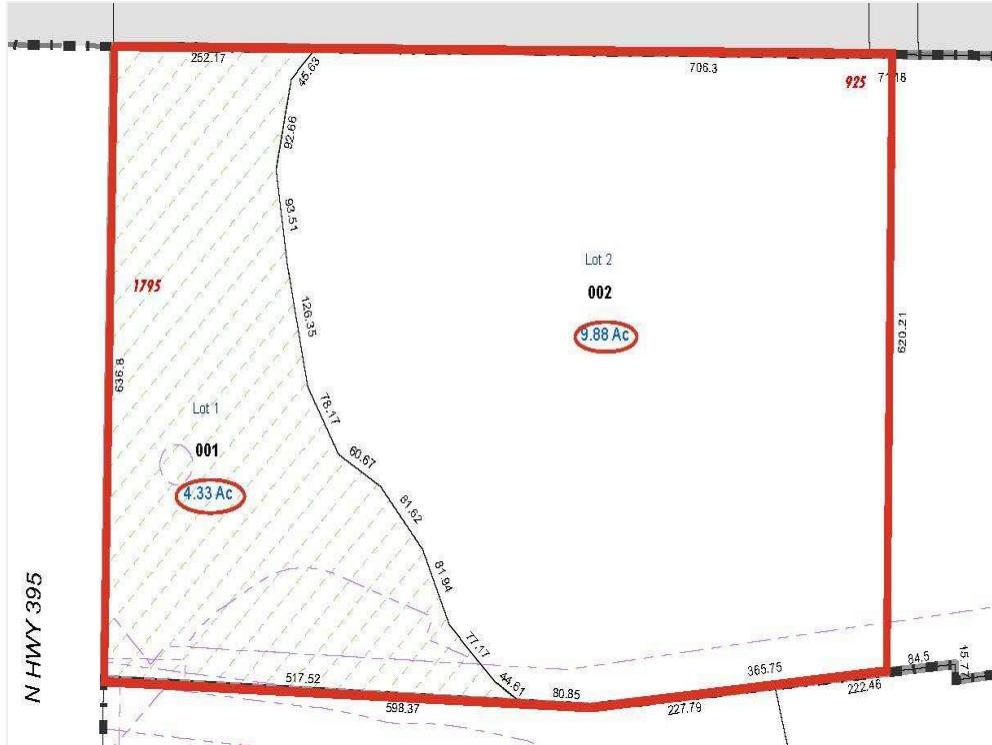


wass labeled commercial sign map west

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## Property Photos



wass commercial west parcel map

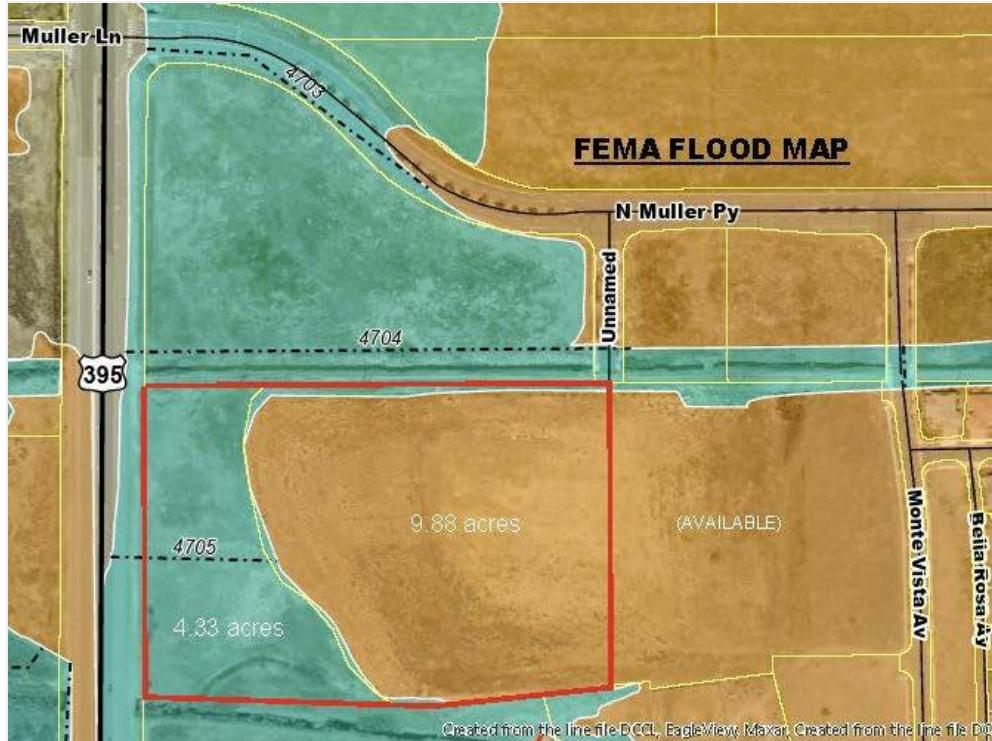


wass commercial GIS view

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## Property Photos



wass commercial FEMA



View East to West

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## Property Photos



View across to the South

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