

For Sale

499 West Plumb Lane



LOGIC



499 W. Plumb Ln.
Reno, NV 89509

Chase Houston, SIOR
Senior Vice President
775.848.6007
chouston@logicCRE.com
S.0174274

Listing Snapshot



\$1,350,000
Sale Price



± 3,494 SF
Second Story Condo Square Footage



\$386 PSF
Price Per Square Foot



6.1%
CAP Rate

Property Highlights

- Condo Sale (2nd story only)
- Fully leased investment opportunity
- Prime location on the corner of Arlington Ave. and Plumb Lane
- Elevator access enables many possible business uses
- Reserved parking spaces

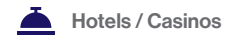


Rent Roll and Financial Summary

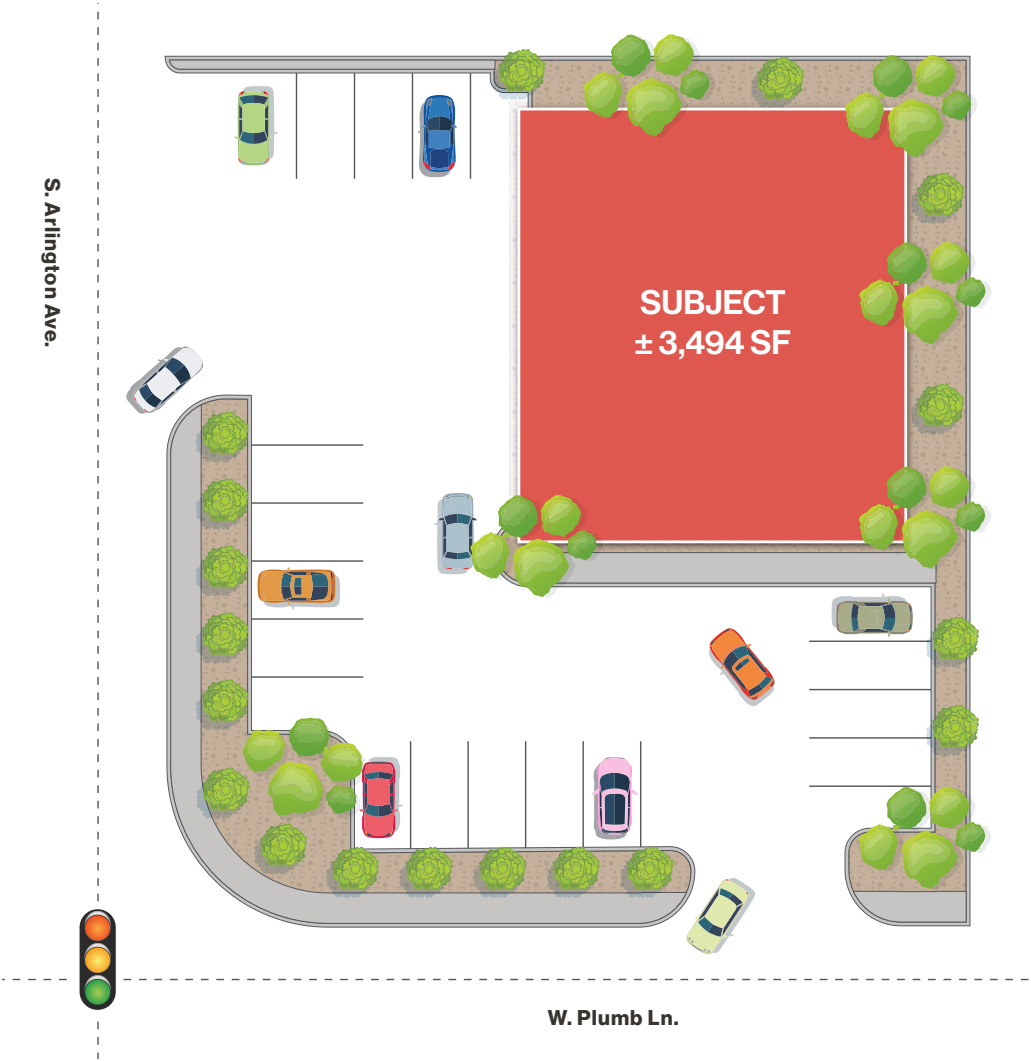
Income - Investment

Suite	Rentable SF (±)	Rent/Month	Rent PSF	Term	Term	Tenant
201	1,140	\$2,850	\$2.50	1/1/22	9/30/29	Foundation Risk Partners
202	1,457	\$3,361.71	\$2.31	3/1/22	5/31/27	Darby Law
203	324	\$1,200.00	\$3.70	9/1/25	10/31/27	Forma Health
204	513	\$785.00	\$1.53	4/1/22	3/31/27	Clinical Hypnotherapy & Yoga Studio
	3,434	\$8,196.71				
CAP Rate						
Annual Gross		\$98,360.52		6.1%	1,350,000	
Annual OPEX		\$(16,114.38)	\$(0.39)			
NOI		\$82,246.14				

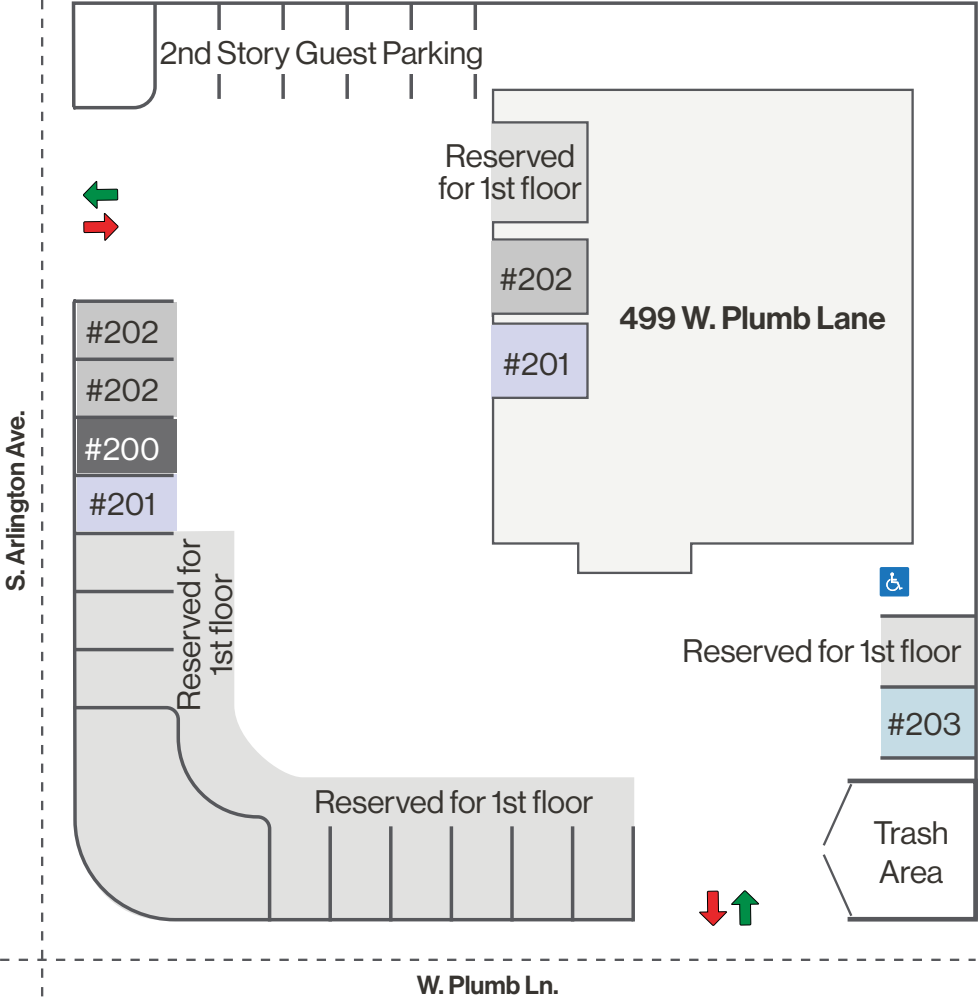
Aerial



Site Plan

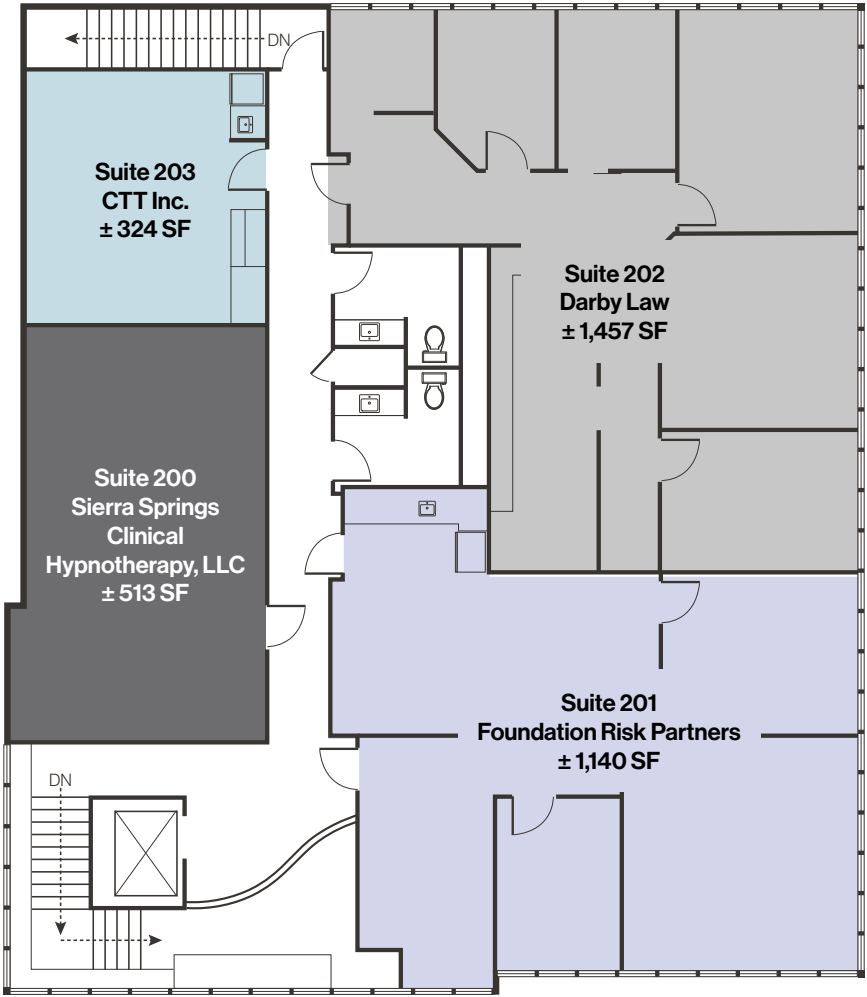


Assigned Parking Map



Floor Plan | Second Story

- Common Area
- Ste. 200
- Ste. 201
- Ste. 202
- Ste. 203



Property Photos



LOGIC Commercial Real Estate

Specializing in Brokerage and Receivership Services



Join our email list and
connect with us on LinkedIn

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.

For inquiries please reach out to our team.

Chase Houston, SIOR
Senior Vice President
775.848.6007
chouston@logicCRE.com
S.0174274