

For Sale

Single-Tenant Net Lease Investment



LOGIC



[Click for a Virtual Tour](#) 

418 Cheney St.
Reno, NV 89502

Paul Evans
Senior Vice President
775.745.8100
pevans@logicCRE.com
S.0193234

Rylee Buckmaster
Associate
775.217.0297
rbuckmaster@logicCRE.com
S.0200156

Listing Snapshot



\$925,000
Sale Price



013-116-13 & -14
Parcel Number (APN)



± 1,542 SF
Total Square Footage



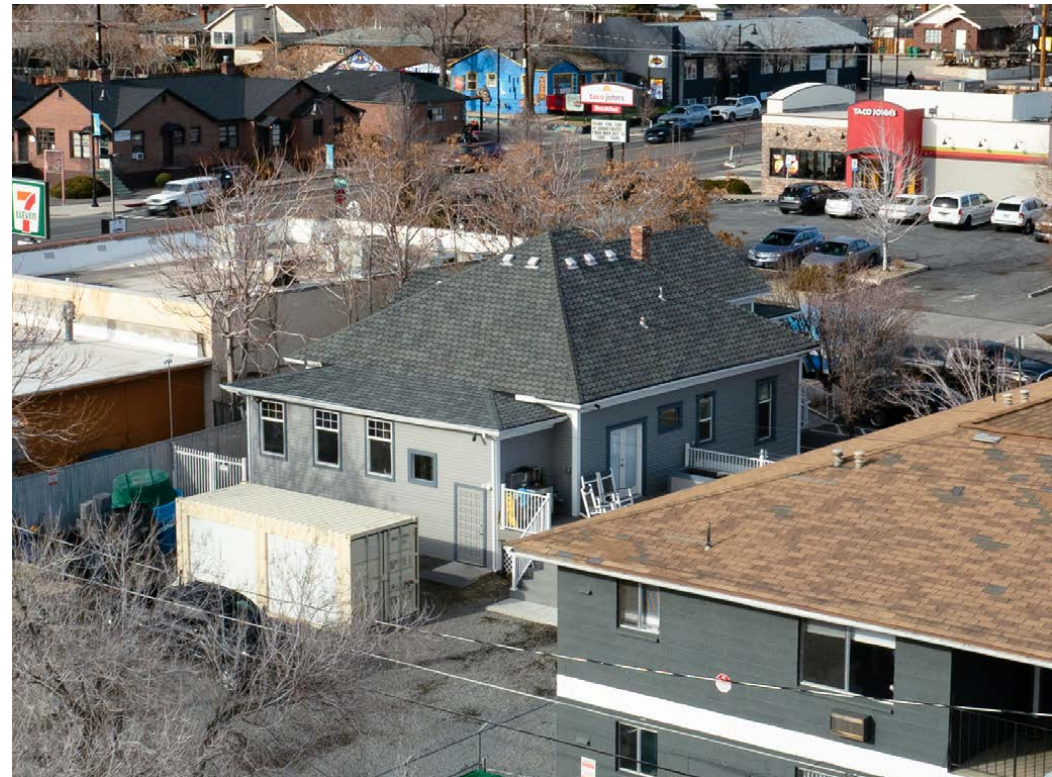
6.49%
CAP Rate

Property Highlights

- STNL property in the Wells Business District just east of MidTown
- Layout consists of three (3) private offices, conference room, reception area, restroom, break room, and basement storage.
- ± 4,000 SF fenced yard, separately parceled for potential future development
- Property is zoned GC (General Commercial)
- Located less than 2-miles from I-80 with easy access to S. Virginia St. connecting the property to central and south Reno
- Over ± 650 businesses located within a 0.5-mile radius
- Traffic counts along S. Wells Ave. over ± 15,800 CPD
- Parking on-site

Demographics

	1-mile	3-mile	5-mile
2025 Population	21,005	137,517	252,135
2025 Average Household Income	\$86,268	\$87,267	\$100,120
2025 Total Households	10,652	60,022	106,334



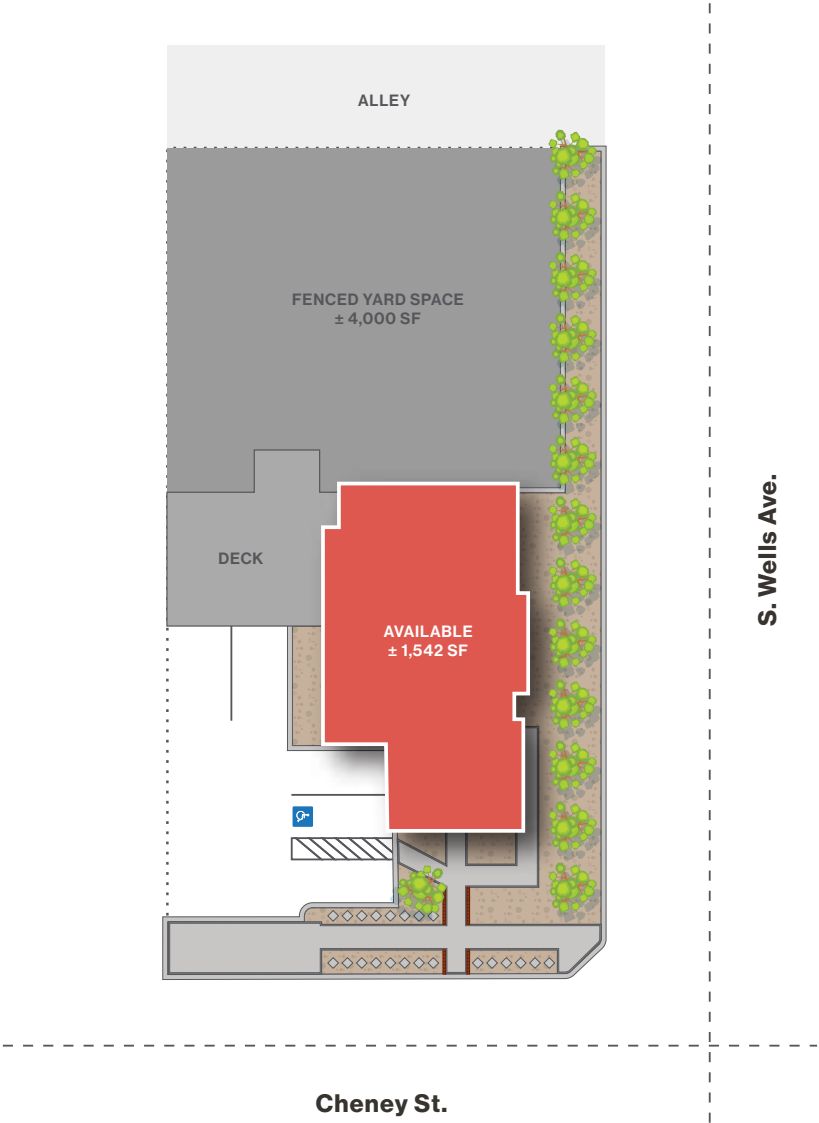
Rent Roll Summary

Net Operating Income Projections

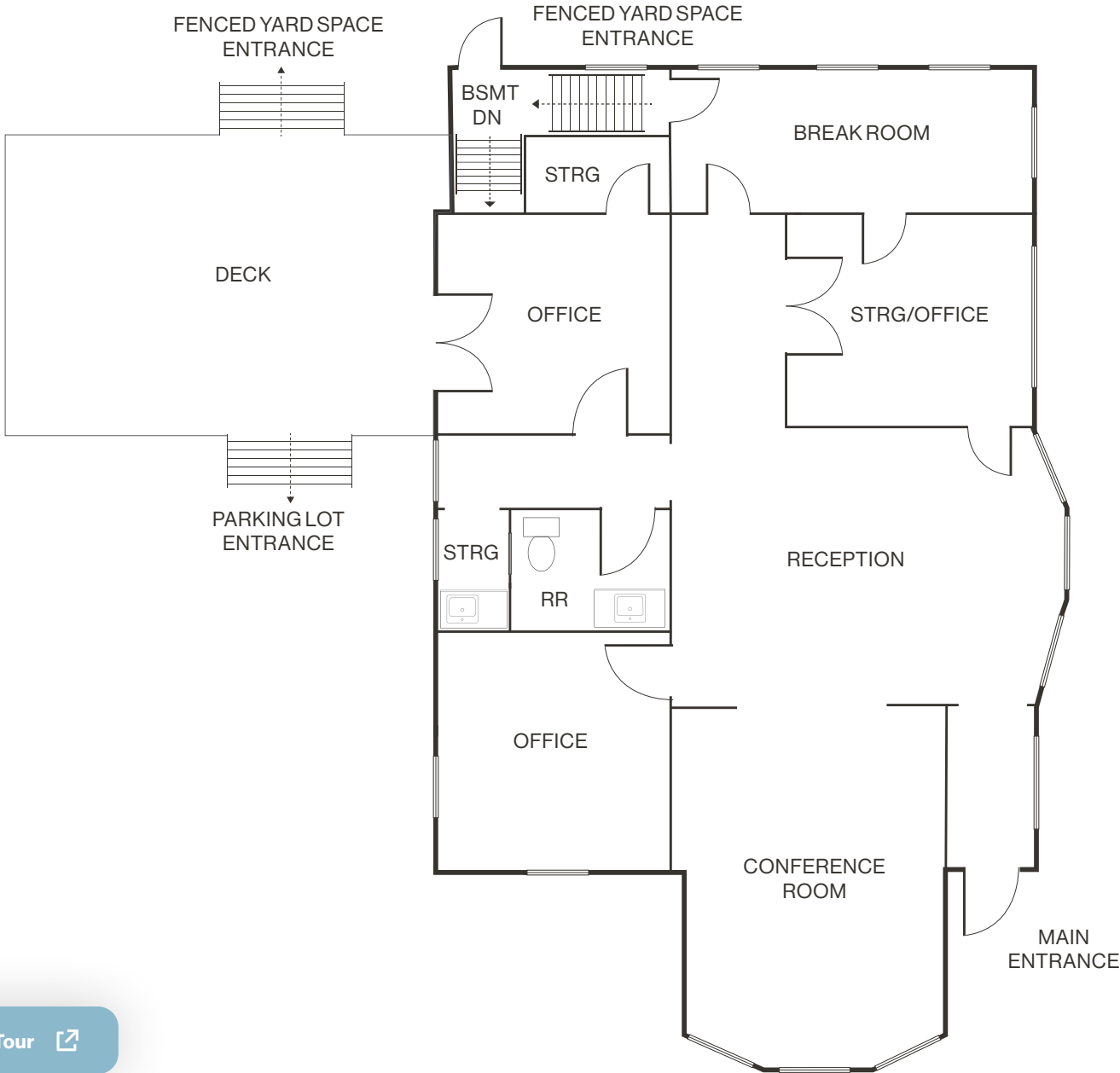
Net Operating Income (NOI)	\$60,000
Remaining Term	5-years with (2) three year options
Annual Increases	3%
Landlord Responsibility	Absolute Net to Landlord
Tenant	Oasis Pond (https://www.oasispondmaintenance.com/)







Floor Plan | First Floor



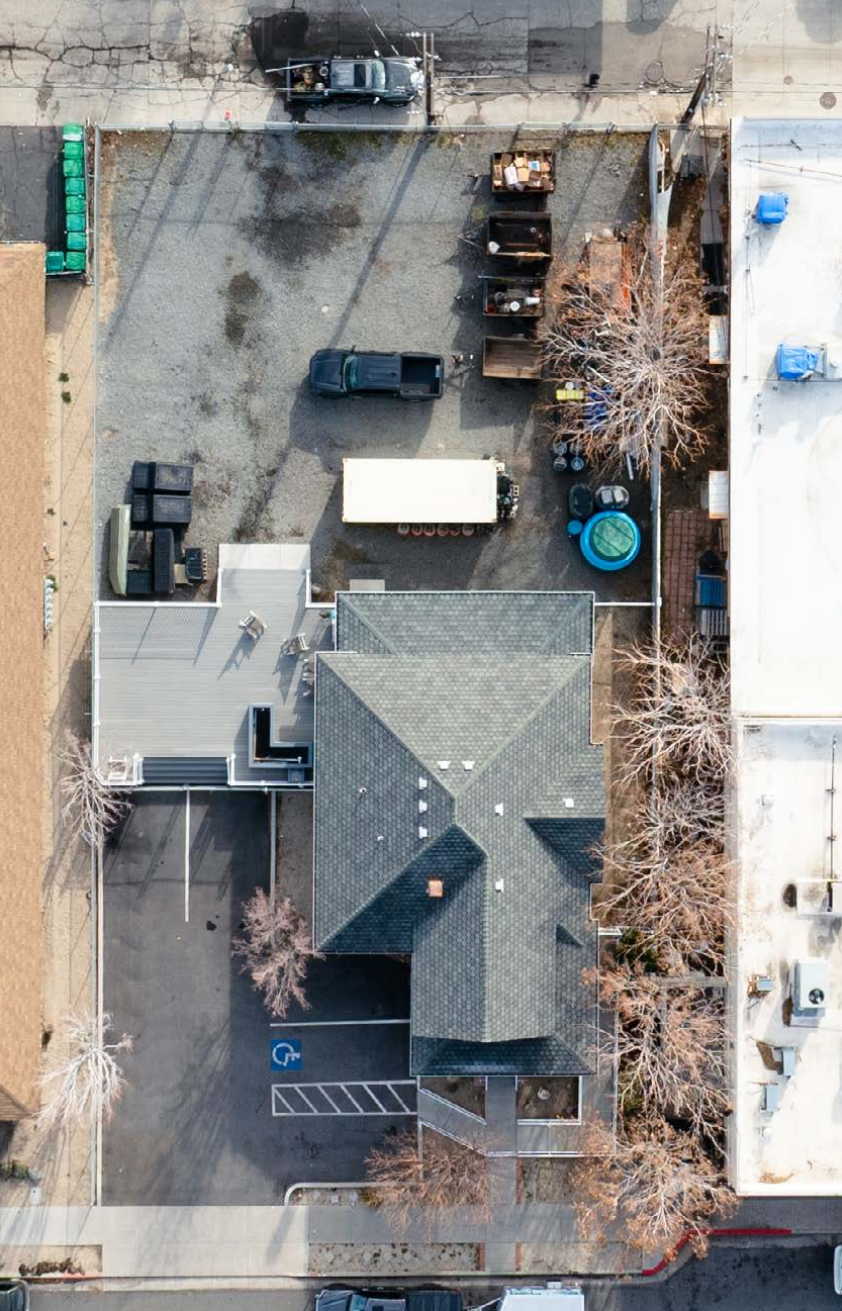
[Click for a Virtual Tour](#) 



Property Photos



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.

Paul Evans

Senior Vice President
775.745.8100
pevans@logicCRE.com
S.0193234

Rylee Buckmaster

Associate
775.217.0297
rbuckmaster@logicCRE.com
S.0200156