

220 East William Street | Carson City, NV 89701

FOR SALE



Property Description

5,640 SF On .42 Acres

Property Highlights

- Concrete Block Building With Office/Retail And Shop Space
- Second Floor Mezzanine Office And Storage
- 5 Grade Level Doors
- New Garage Doors
- New Custom Paint
- Upgraded Restrooms
- Great Signage Potential
- Large L Shaped Lot
- Well Located Just One Block From Carson Street

Offering Summary

Sale Price:	\$1,099,000
Lot Size:	0.42 Acres
Building Size:	5,640 SF
Zoning:	RC/GC
Year Built:	1958
Clear Height:	14 Feet

CITY UPGRADES

- New "Upscale" 207 Unit Apartment Complex Under Construction Across William St.
- E William Street is undergoing a 17.4 million dollar transformation which will provide roadway, bicycle, pedestrian, safety, and beautification improvements.

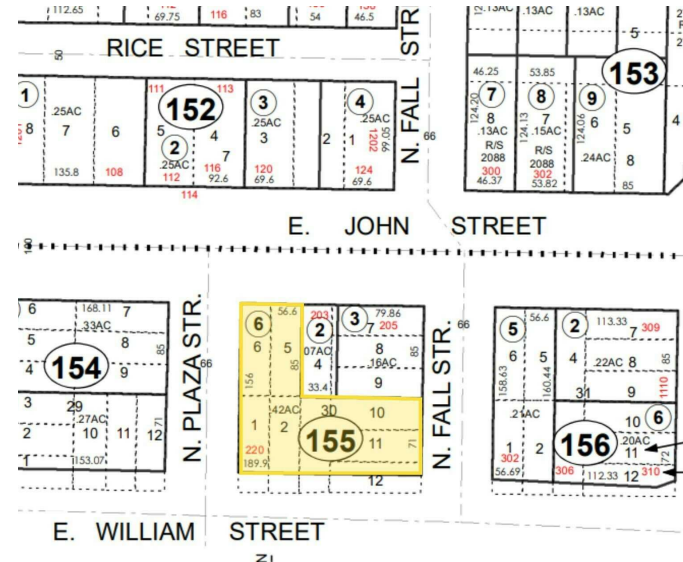
Samuel Douglass, CCIM Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.US

Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896



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Photos



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Additional Photos



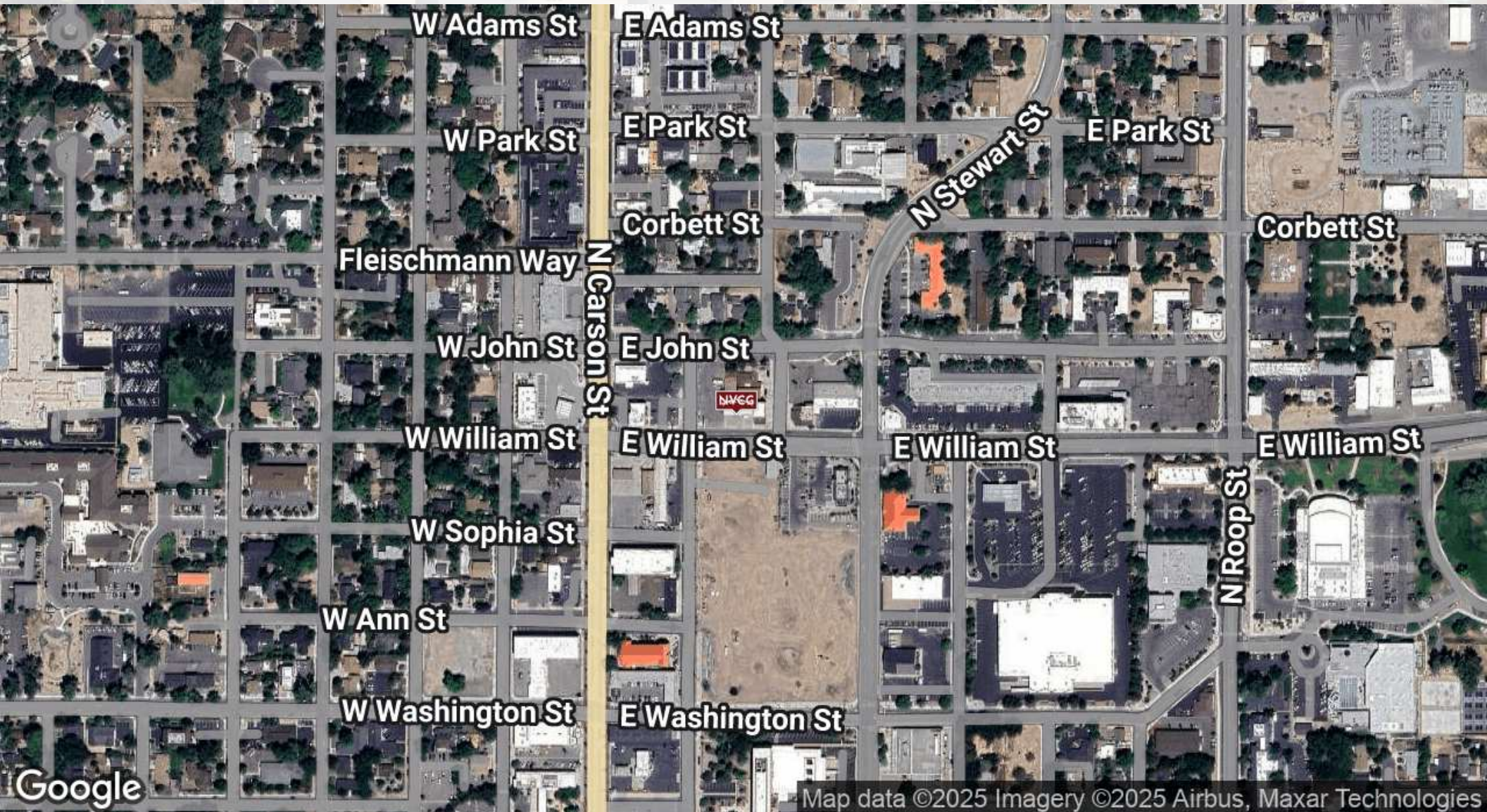
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Location Map



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Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	728	3,357	13,841
Average Age	46	45	43
Average Age (Male)	46	45	42
Average Age (Female)	47	46	44
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	364	1,659	6,235
# of Persons per HH	2	2	2.2
Average HH Income	\$82,495	\$86,621	\$87,573
Average House Value	\$379,919	\$392,576	\$392,428

Demographics data derived from AlphaMap

