

For Sale

Office Owner-User Opportunity



LOGIC



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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



\$799,000
Sale Price



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



± 1,542 SF
Total Square Footage



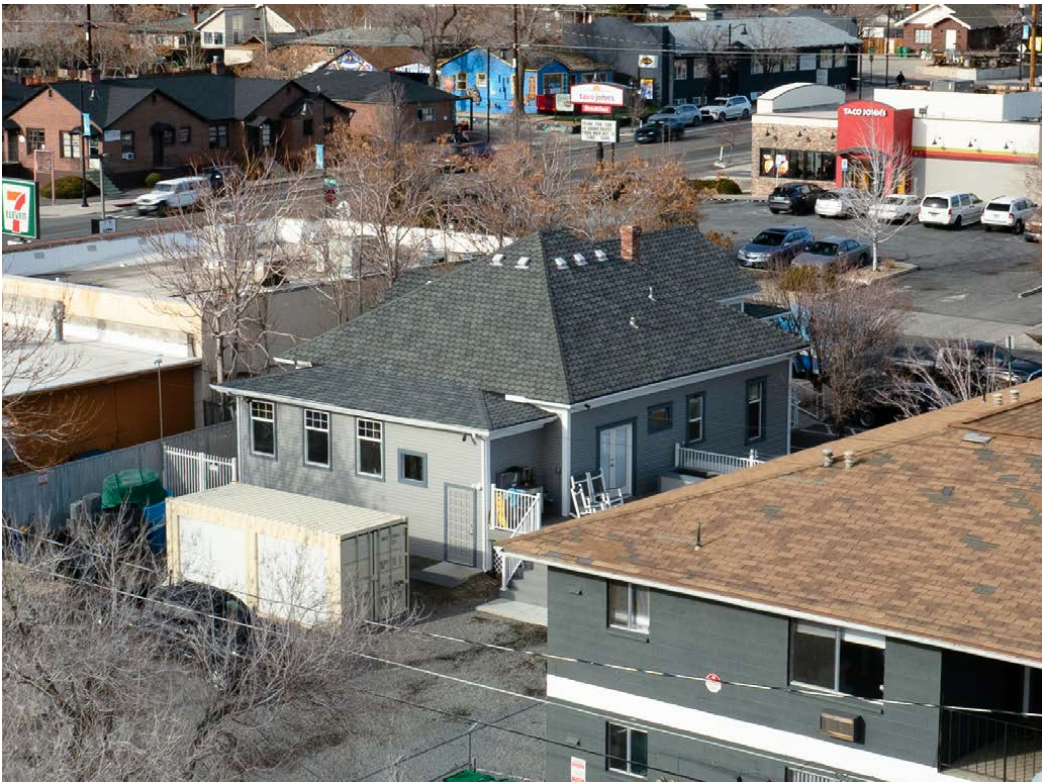
± 0.09 AC
Undeveloped Lot

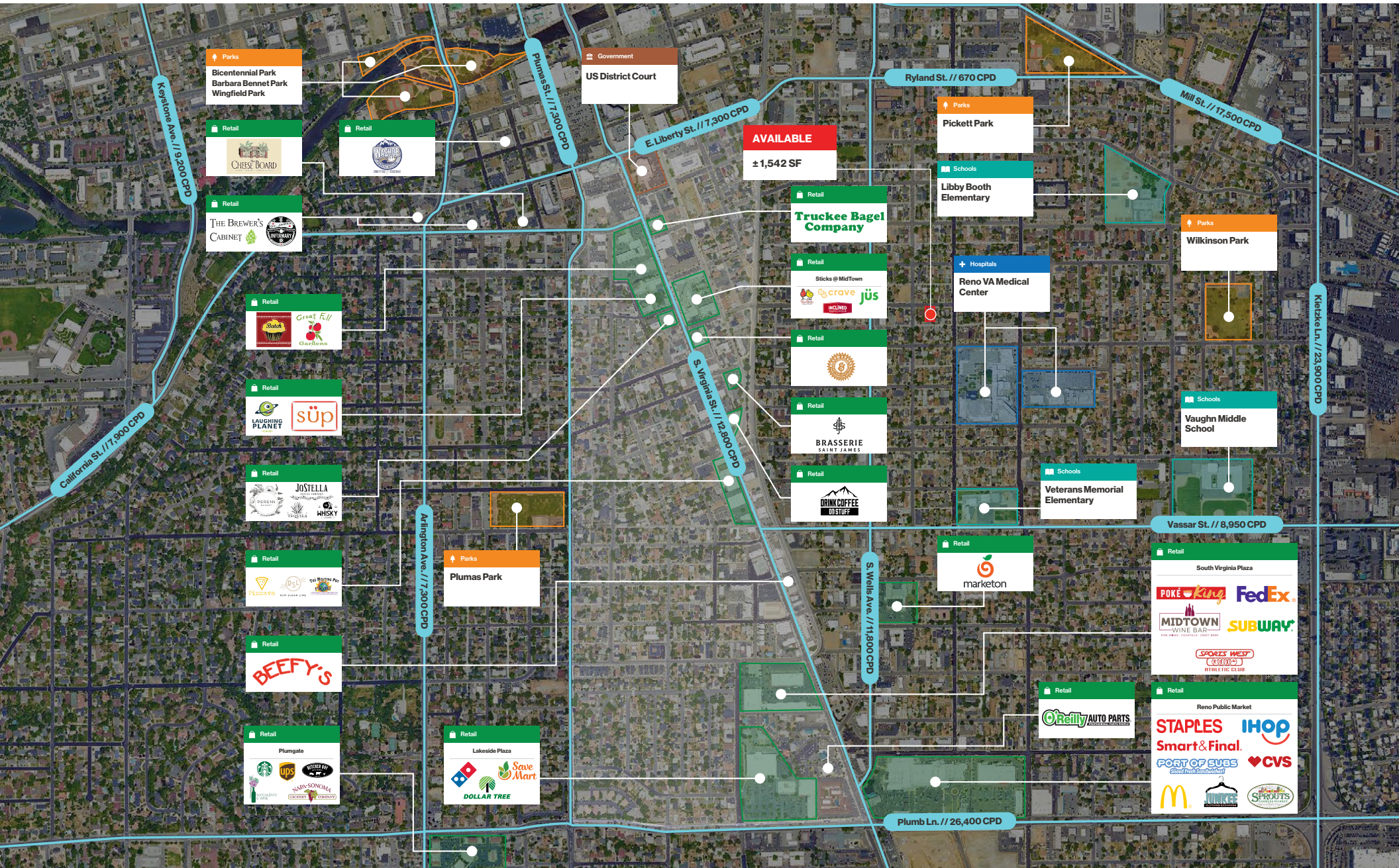
Property Highlights

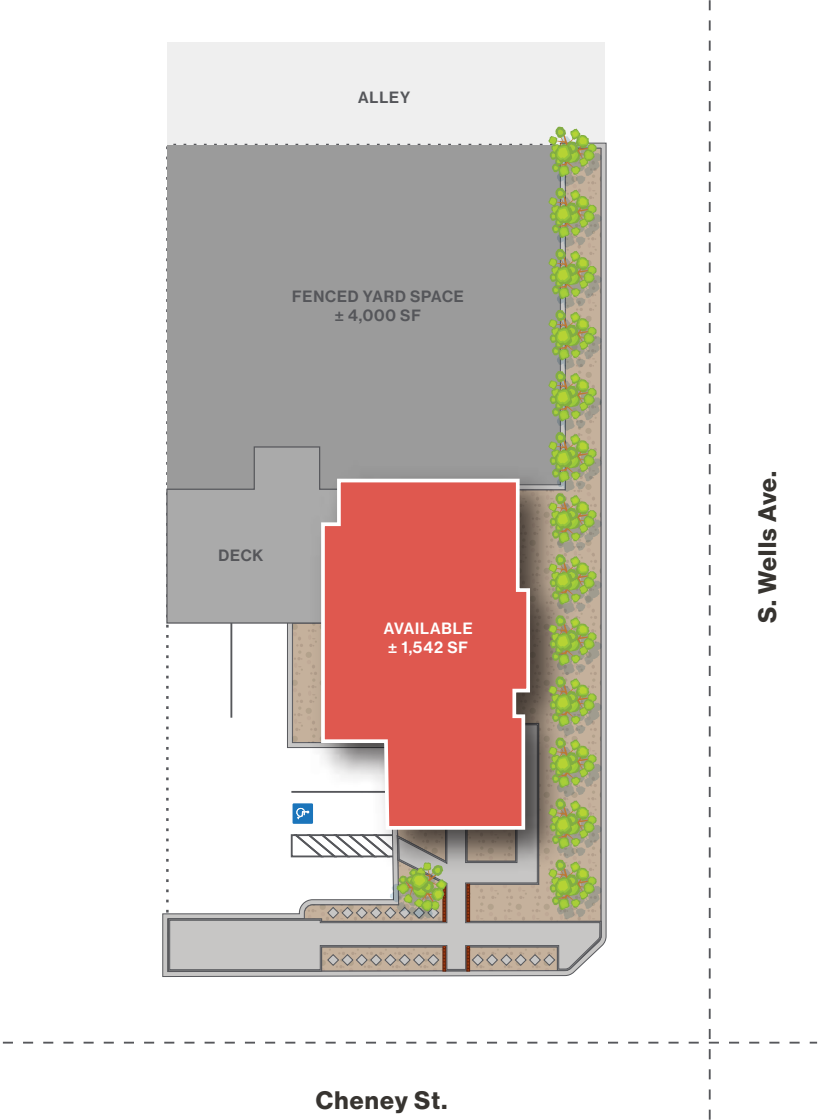
- Owner-user opportunity in the Wells Business District just east of MidTown
- Layout consists of three (3) private offices, conference room, reception area, restroom, break room, and basement storage.
- ± 4,000 SF fenced yard, separately parceled for potential development
- Property is zoned GC (General 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

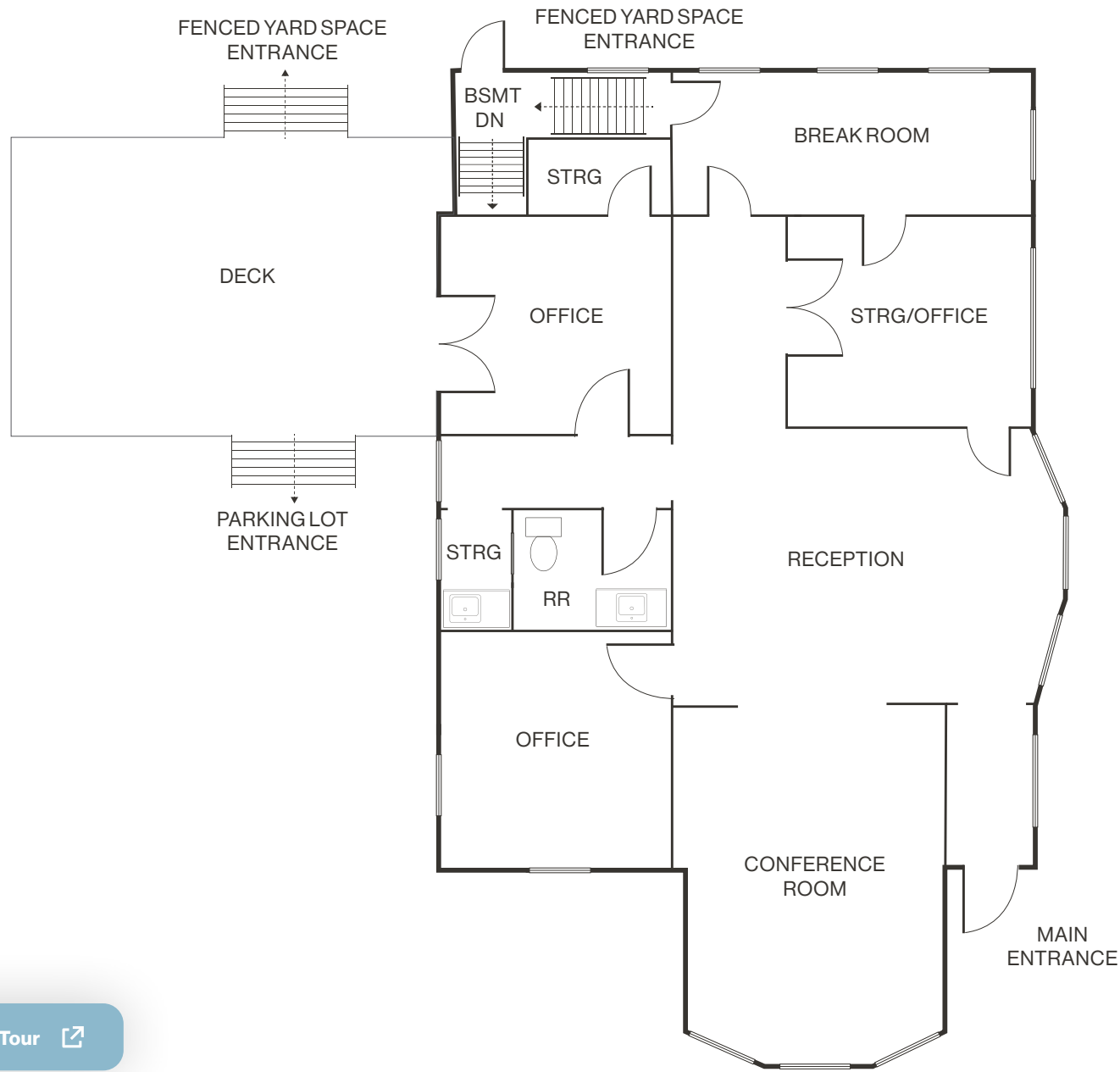
	1-mile	3-mile	5-mile
2025 Population	21,005	137,517	252,135
2025 Average Household Income	\$86,268	\$87,267	\$100,120
2025 Total Households	10,652	60,022	106,334







Floor Plan | First Floor



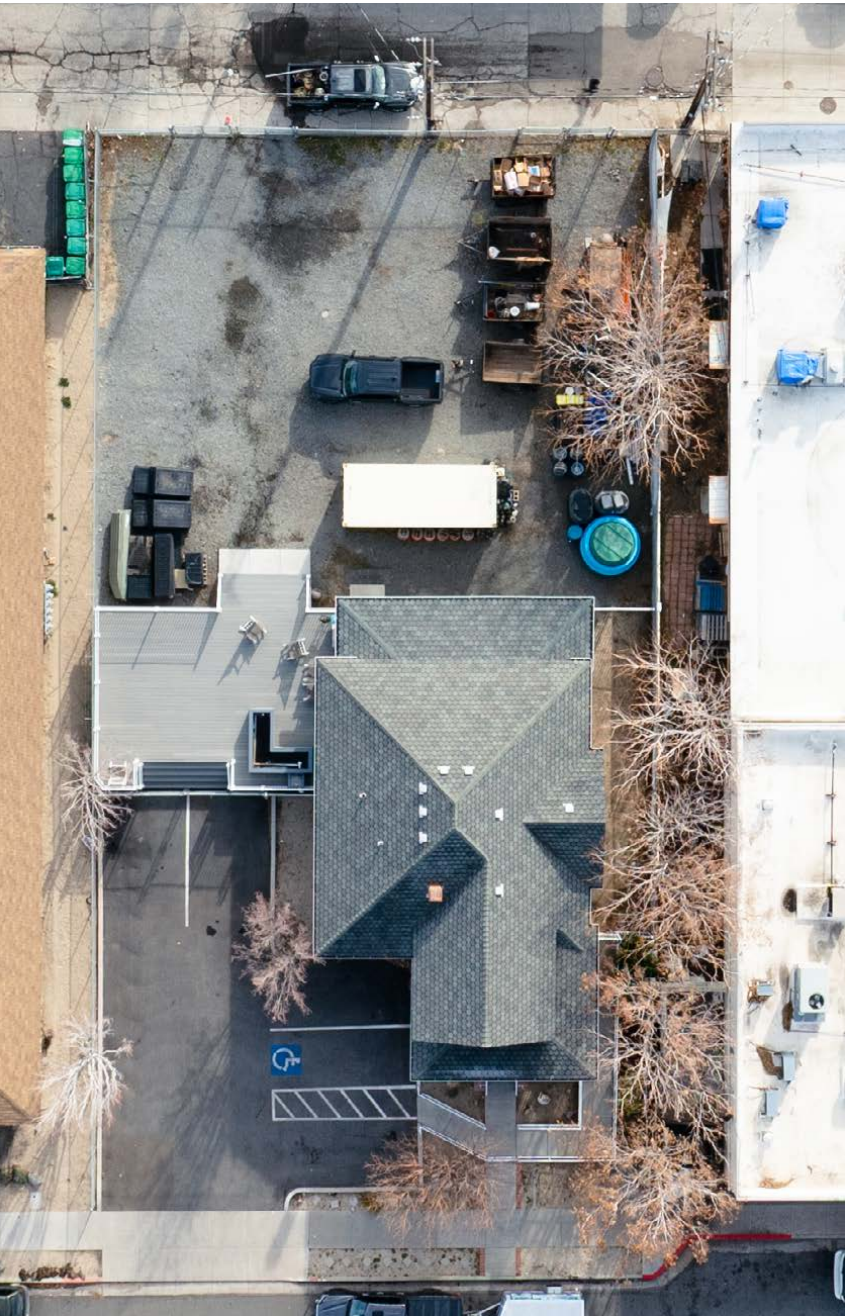
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Property Photos



Property Photos



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For inquiries please reach out to our team.

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