

For Sale



# Office Owner-User Opportunity



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Reno, NV 89502

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## Listing Snapshot



**\$799,000**  
Sale Price



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



**± 1,542 SF**  
Total Square Footage



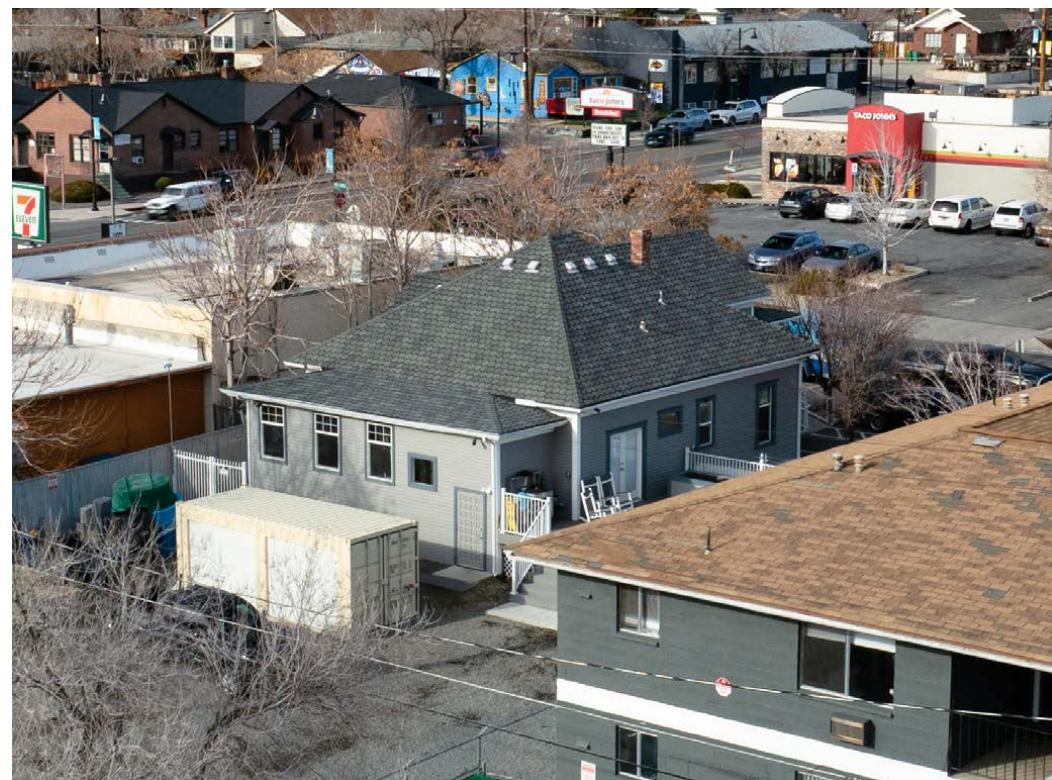
**± 0.09 AC**  
Undeveloped Lot

## Property Highlights

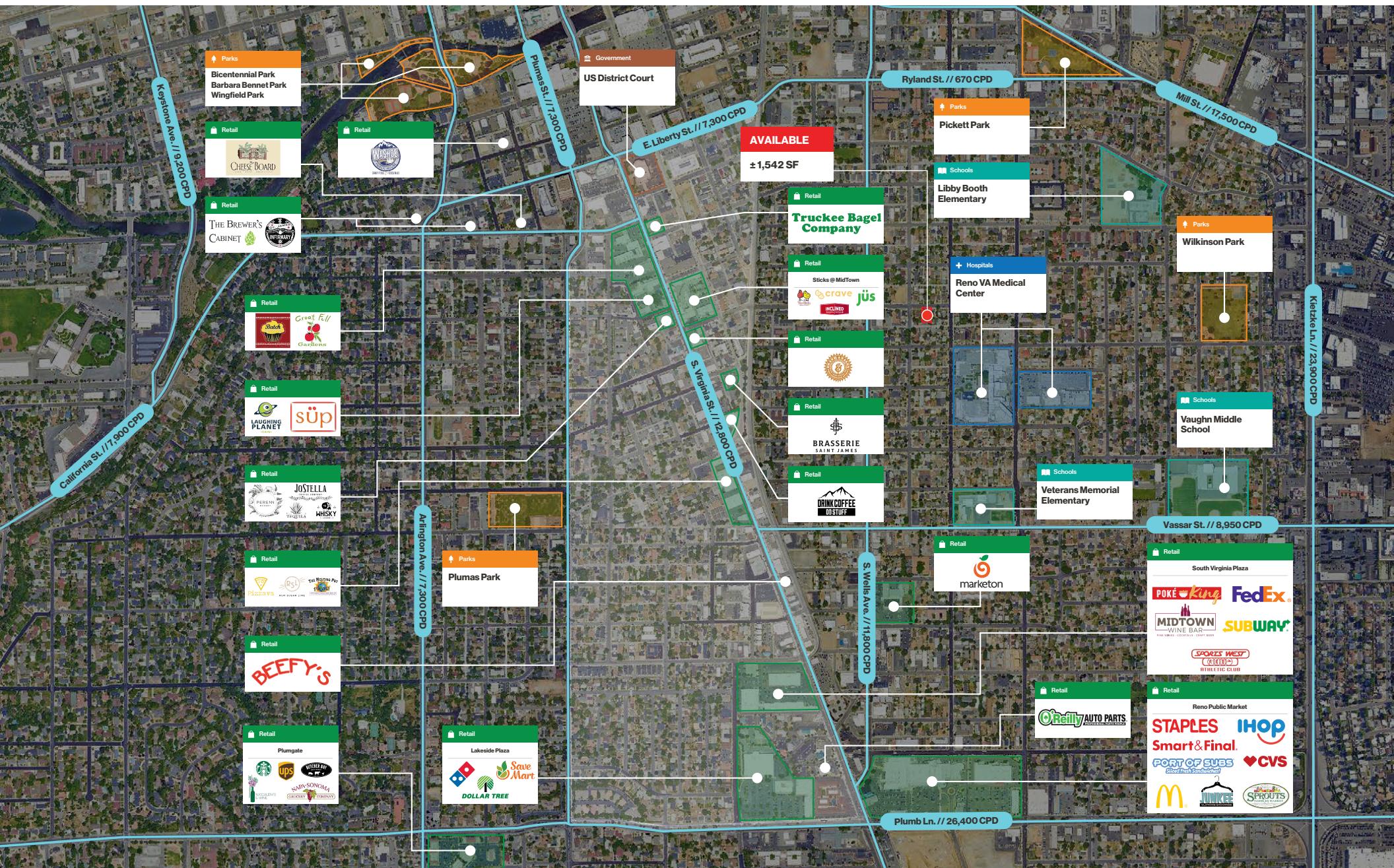
- Owner-user opportunity in the Wells Business District just east of MidTown
- Layout consists of three (3) private offices, conference room, reception area, restroom, break room, and basement storage.
- ± 4,000 SF fenced yard, separately parceled for potential development
- Property is zoned GC (General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

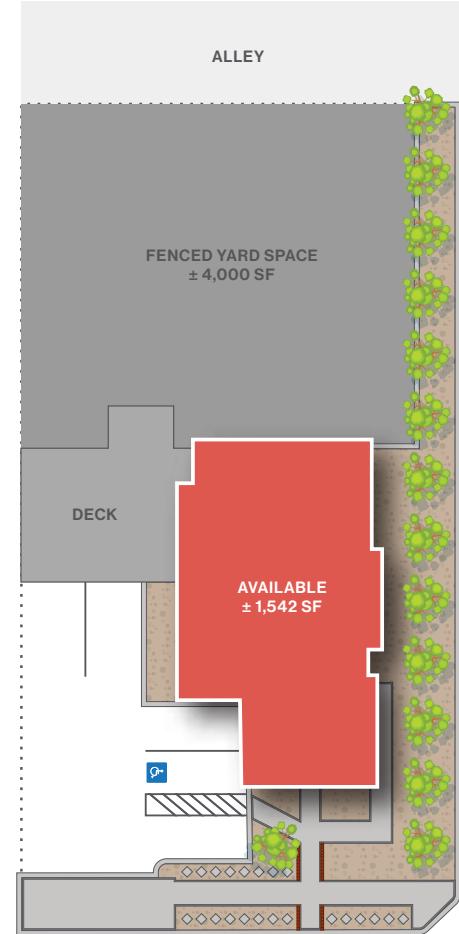


## Aerial

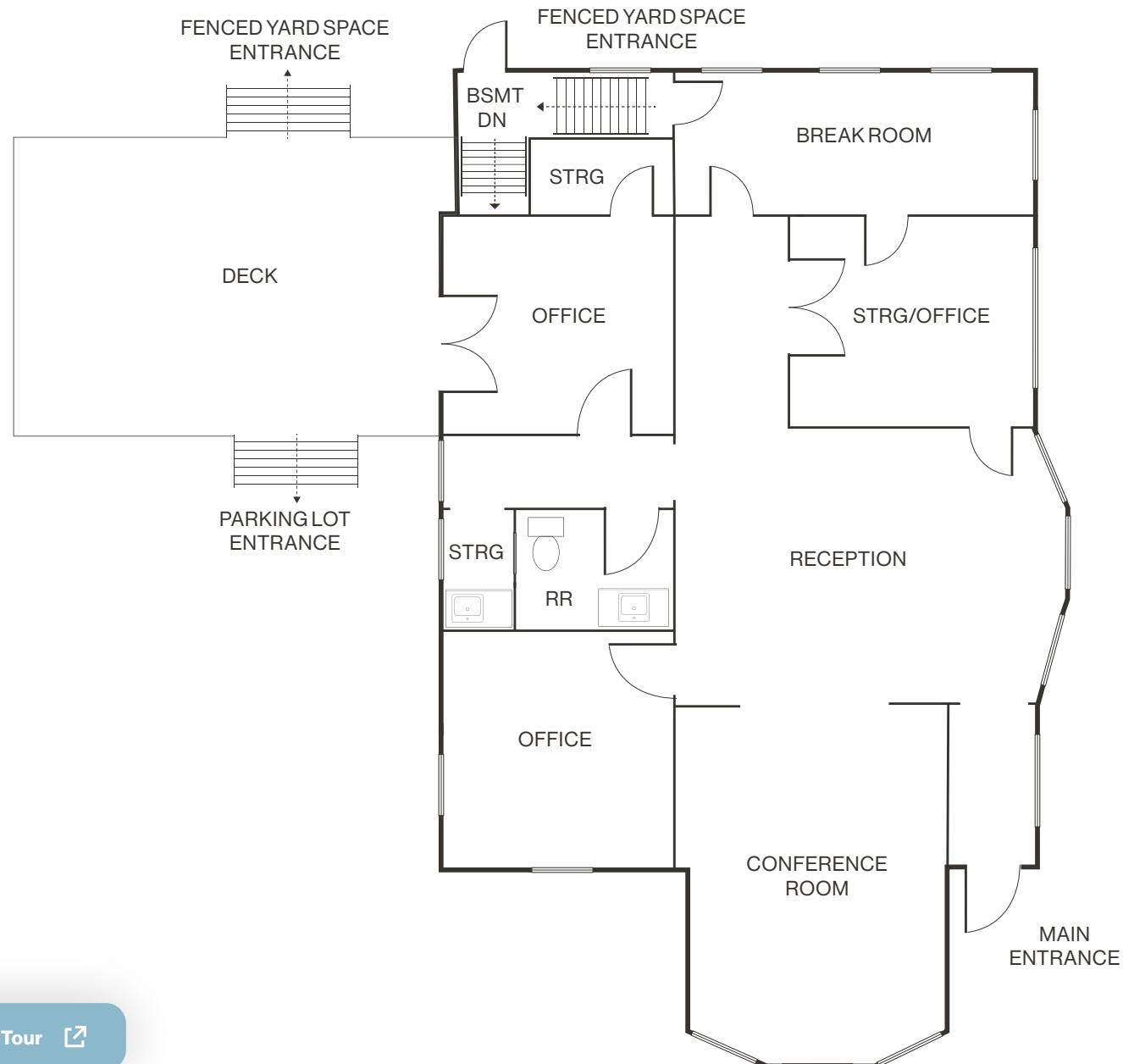


# Site Plan

 Available



## Floor Plan | First Floor



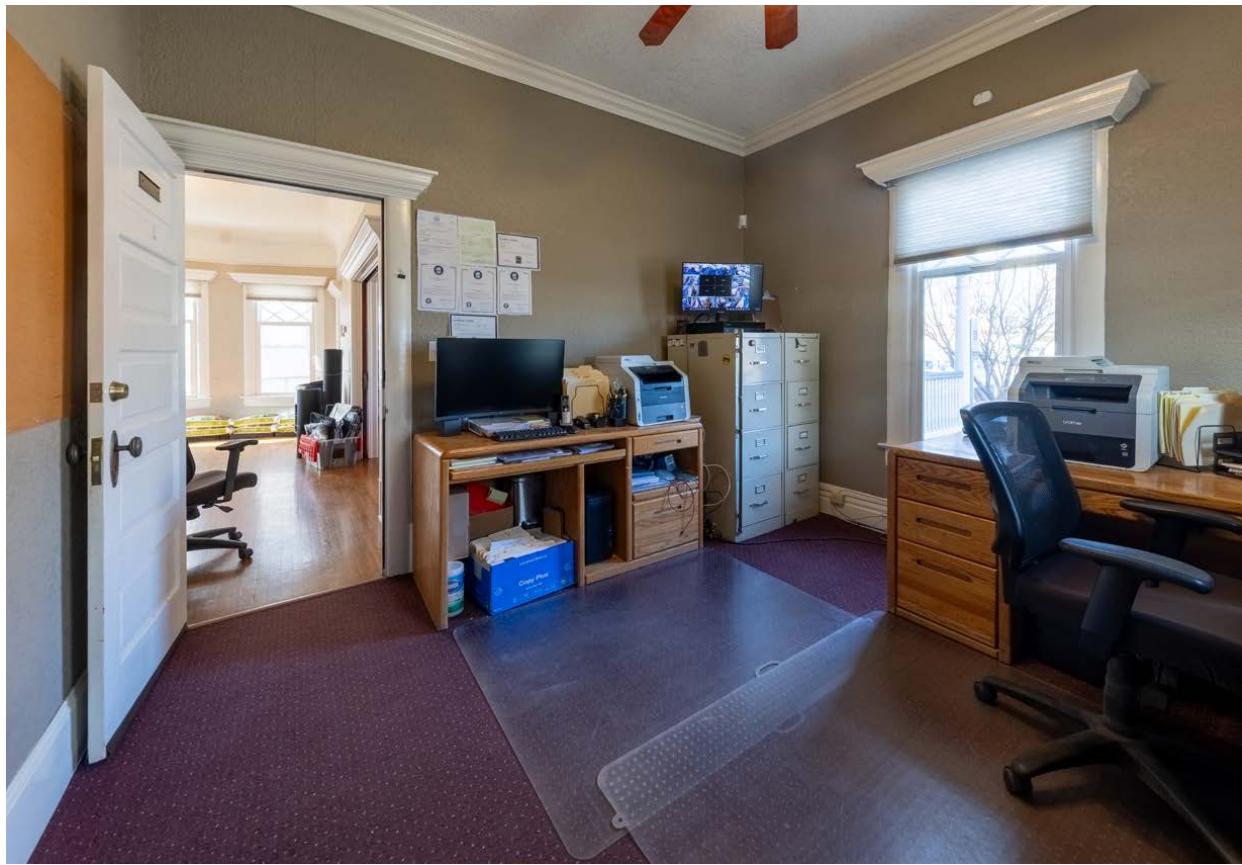
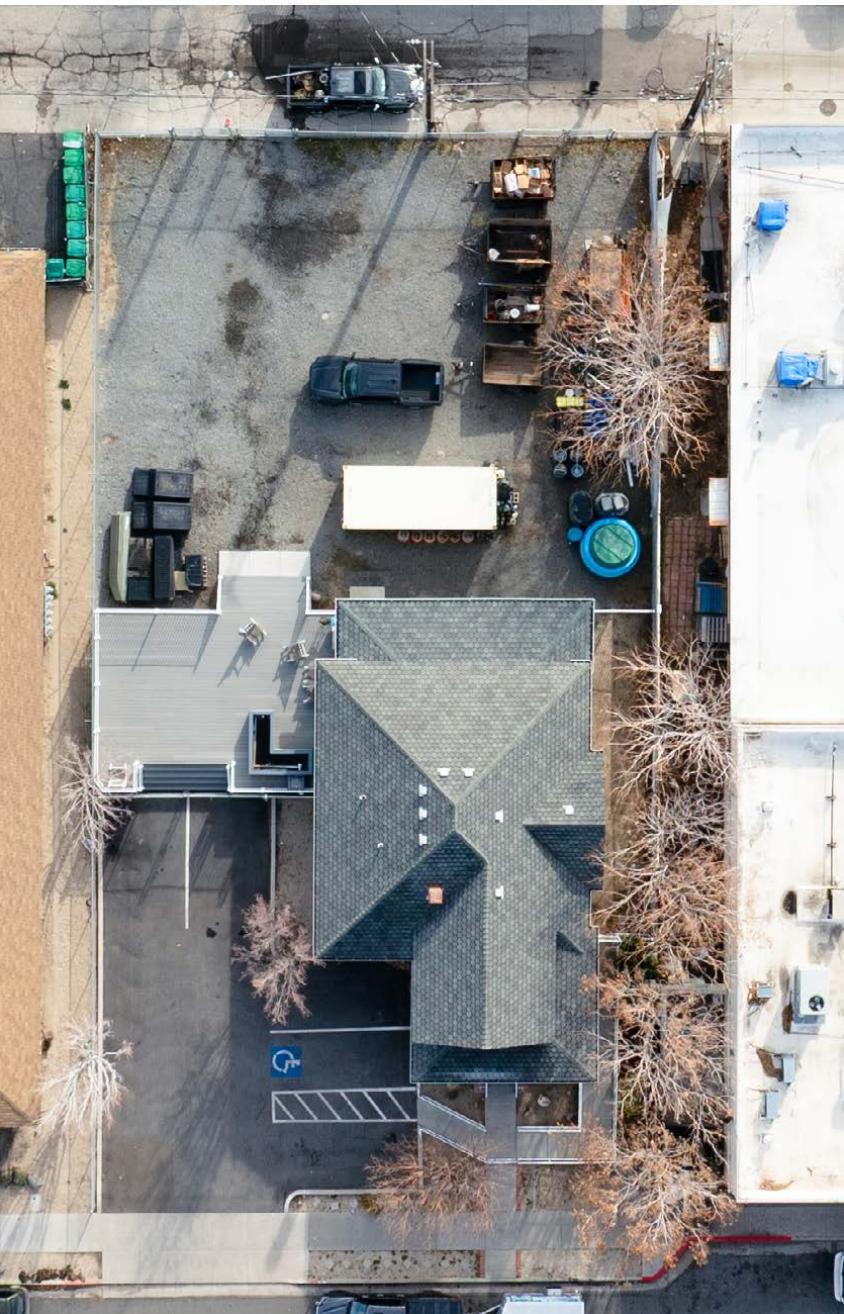
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## Property Photos



## Property Photos



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