

DESERT ACREAGE

Nevada Broker Lic. B.1002112

1165 Amherst Avenue

Lovelock, Nevada 89419

OFFERED AT

\$380,000

Commercial / Industrial | Auto Repair Facility

First Time on Market in 50+ Years

Confidential Investment Offering

Prepared by Desert Acreage

Executive Summary

Unique Commercial-Industrial Opportunity

1165 Amherst Avenue presents a unique commercial-industrial property opportunity in Lovelock, Nevada. This property represents a rare opportunity as it is the first time on the market in over 50 years. The property features exceptional visibility from Interstate 80 and offers versatile commercial-industrial use potential, with a proven history as a successful auto repair facility.



PROPERTY TYPE

Commercial / Industrial

BUILDING SIZE

5,444 SF

LOT SIZE

30,000 SF (0.69 ac)

PROPERTY STYLE

Auto Repair Facility

DEVELOPMENT STATUS

Built

CEILING HEIGHT

18 feet

ROLL-UP DOORS

14' × 18'

APN

001-171-02

Property Details

Features & Specifications



Building Specifications

Main Building (5,444 SF)

Heavy-duty commercial structure with 18-foot ceilings, designed for pass-through semi-truck servicing. Features extra thick concrete slab floor capable of supporting heavy equipment and vehicles. Includes office space, storage rooms, and new modular restroom (not yet connected).

Roll-Up Doors

Two large roll-up doors measuring 14 feet tall × 18 feet wide, providing easy access for commercial vehicles and equipment. Ideal for automotive service, truck repair, or industrial operations.

Exterior Features

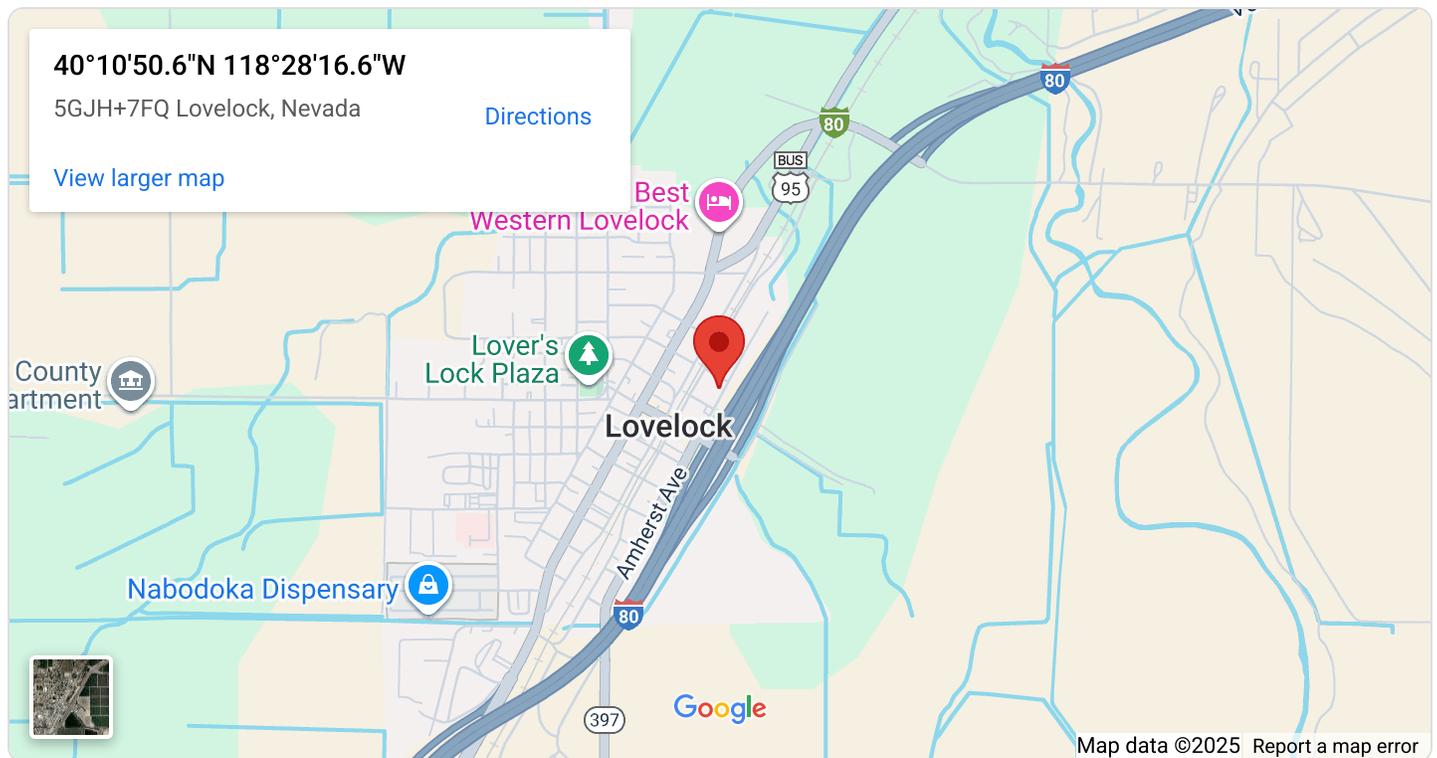
Fenced rear yard with storage trailer included. Property is highly visible from Interstate 80 and Exit 106 off-ramp, providing excellent exposure to high traffic volume on this major transcontinental highway.

Investment Highlights

- First time on market in over 50 years
- Proven business location - operated as busy auto repair shop for decades
- Exceptional I-80 highway visibility and accessibility
- Versatile use potential - auto repair, truck servicing, or industrial
- Heavy-duty infrastructure suitable for commercial vehicles
- 30,000 SF lot provides room for future development
- Located in Pershing County, Northern Nevada

Location & Use Potential

Strategic Positioning & Opportunities



GPS Coordinates: 40.180719, -118.471273 | Exit I-80 at Exit 106

Strategic Location

The property is strategically positioned with exceptional visibility and accessibility. Located on Amherst Avenue, the first frontage road on the west side of Interstate 80, the property benefits from direct visibility from the freeway and off-ramp. Lovelock, Nevada is the county seat of Pershing County, strategically located on the I-80 corridor.

Directions: Exit Interstate 80 at Exit 106 for Downtown Lovelock. Turn westward at end of off-ramp. Turn right on Amherst Ave. Property is toward the end of the block on the left.

Property Use Potential

Automotive Services:

- Auto repair and maintenance
- Light truck service
- Semi-truck servicing (building designed for this purpose)

Commercial/Industrial:



Financial Summary

Asking Price

\$380,000

Price per SF (Building)

\$69.80

Price per SF (Lot)

\$12.67

Property Advantages:

- High visibility location with exceptional exposure to I-80 traffic
- Flexible design with 18-foot ceilings and large roll-up doors
- Heavy-duty infrastructure suitable for heavy equipment and vehicles
- Turnkey potential with office, storage, and restroom facilities
- 30,000 square foot lot provides room for future development

Note: Financial projections, rental income, and operating expenses are not available at this time. Prospective buyers should conduct their own due diligence regarding potential income generation and operating costs.

Contact Information

Schedule a Showing or Request Information



Ready to Learn More?

For additional information, property tours, or to submit an offer, please contact Desert Acreage. All inquiries will be handled confidentially.

Desert Acreage

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