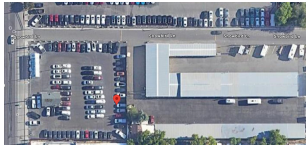


MLS All Fields

7672


MLS # 250003684

Status New

Asking Price \$3,300,000

Class Commercial

Type Commercial

Address 2720 Kietzke lane

Unit #
City Reno

State NV

Zip 89502

General

# Buildings	4	County	Washoe	HOA/Mgt Co	
# Units	72	Parcel #	02015133		
# Parking	9	Taxes \$	\$15,512.77	Assoc Fee \$	0.00
Stories	1 Story	Zoning Actual	GC	CC/R Restrictions	No
Gross Square Footage	18,717	Source of Zoning	Assessor	Current Business Name	BHLS Minis
Source of SqFt	Appraiser			Current Use	Warehouse/Storage
Price / SqFt	\$176.31			Major Tenants Name	Lithia Hyundai Of Reno
Year Built	1958	Special Assessments and Bonds \$	0.00		
Acreage	2.260				
Water Rights	No				
ADA Compliant	No				
Construction	Steel Frame				
City Limits	Inside City Limits				
Xstreet/Directions	Keitzke / Snowbird				

Annual Financial Information

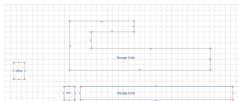
Annual Income & Expenses	Actual	CAP Rate	3.00
Gross Scheduled Income	147,105.00	APOD Available	No
Annual Vacancy	10.00	Income Info w/h	No
Annual Expenses	43,422.34		
Net Operating Income	103,682.66		
Annual Debt Service	0.00		

Agent/Showing Information

Agent	Isaac Conde	Showing Instructions	Call Listing Agent
Agent E-mail	isaac@clarkrealestatenv.com	To Show Contact	Isaac 775.830.0535 or Cork 775.240.3355
Listing Office 1	Clark Real Estate & Inv. - Office: 775-828-3355		
Listing Agent 2	Charles L Clark - 775-828-3355	Occupied By	Tenant
Listing Agent 2 E-mail	cork@clarkrealestatenv.com	Contact Name	Isaac
Listing Office 2	Clark Real Estate & Inv. - Office: 775-828-3355	Contact Phone	7758300535

Listing Information

Sale/Lease	For Sale	Original Price	\$3,300,000	Listing Date	3/24/2025
Listing Type	Exclusive Right	Days on Market	0	Input Date	3/25/2025 11:25 AM
Possession	COE	Days On MLS	1	Expiration Date	5/30/2025
Limited Service Listing	No	Cumulative DOM	0	Update Date	3/25/2025
Special Condition of Sale	None	Cumulative DOMLS	1	Status Date	3/25/2025
HUD		Agent Hit Count	1	Price Date	3/25/2025
		Client Hit Count	1	HotSheet Date	3/25/2025
		Internet	Y	Off Market Date	



Features			
LOCATION	Corner Lot	WINDOWS	Double Pane
INCL IN MONTHLY FEES	None	ROOF	Composition/Shingle, Flat, Metal, Pitched
RESTROOMS	Two	WIRING	110 Volts, 220 Volts
COMMON AREA FACILITIES	None	HEATING/COOLING	Electric, Natural Gas
OTHER FEATURES	Security Lighting	WATER HEATER	Natural Gas
INTERIOR WALLS	Metal	UTILITIES	City Sewer, Electricity, Natural Gas, Water Meter
FOUNDATION	None		Installed, City/County Water
EXTERIOR	Metal Siding	LOADING	None
CEILING HEIGHT	8 to 10	ROLL-UP DOORS	10x10, Other
FLOORING	Concrete	LANDSCAPED	None
		SPRINKLERS	None
		ACCESS TYPE	Public
		ACCESS ROAD	None
		DOCUMENTS ON FILE	Financial Statements

MLS Remarks

Prime Investment Opportunity: 63-Unit Self-Storage Facility with Additional Income Streams** Unlock the potential of this high-performing 2.26-acre investment property featuring a 63-unit self-storage facility, a profitable auto sales lot, and a residential rental unit—all in one strategic location! -Key Highlights: Stable Storage Income – 85% occupancy in a well-maintained self-storage facility, ensuring consistent revenue. Multiple Income Streams Prime Location & Expansion Potential

Extended Remarks

Prime Investment Opportunity: 63-Unit Self-Storage Facility with Additional Income Streams Unlock the potential of this high-performing 2.26-acre investment property featuring a 63-unit self-storage facility, a profitable auto sales lot, and a residential rental unit—all in one strategic location! Key Highlights: Stable Storage Income – 85% occupancy in a well-maintained self-storage facility, ensuring consistent revenue. Multiple Income Streams – Auto sales lot leased through August 2025, with renewal options in place, and a month-to-month residential tenant. Prime Location & Expansion Potential – 98,489 SF of land with room for potential enhancements or future redevelopment. Turnkey Investment – Secure long-term income with minimal hands-on management. Whether you're looking to expand your portfolio, generate passive income, or capitalize on the booming storage industry, this high-yield property offers stability and growth potential. Don't miss out! Contact us today for more details or to schedule a tour. Please click on "D" above for a property Detail and Storage unit Breakdown.

Private Remarks

Buildings Overview Single-Family Residence (Built in 1958) – Average condition, 1 story, 480 SF gross building area, 480 SF rentable area. Auto Sales Building (Built in 1973) – Average condition, 1 story, 600 SF gross building area, 600 SF rentable area. Self-Storage Facility (Built in 1958) – Average condition, 1 story, 6,816 SF gross building area, 5,290 SF rentable area. Self-Storage Facility (Built in 1958) – Average condition, 1 story, 14,109 SF gross building area, 13,427 SF rentable area. Total Building Area: 22,005 SF gross, 19,797 SF rentable.

Sold Information

Selling Agent	Sold Price
Selling Office 1	Sold Price per SqFt
Selling Agent 2	How Sold
Selling Office 2	Contract Date
This information is deemed reliable, but not guaranteed.	Closing Date

Isaac Conde isaacconde@hotmail.com Clark Real Estate & Inv. BS.143361

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