



KUENZLI ST
KW GROUP ONE INC
KELLERWILLIAMS



FOR SALE

\$1,500,000



640 Kuenzli St, Reno, NV 89502



MD Rahman
S.0202726



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The Elkins
REAL ESTATE GROUP
CLIENT FOCUSED, RESULTS DRIVEN



PROPERTY DETAILS


02



KW Commercial is pleased to present this prime redevelopment, 0.409 AC (17,807 AF) parcel in the heart of Reno.

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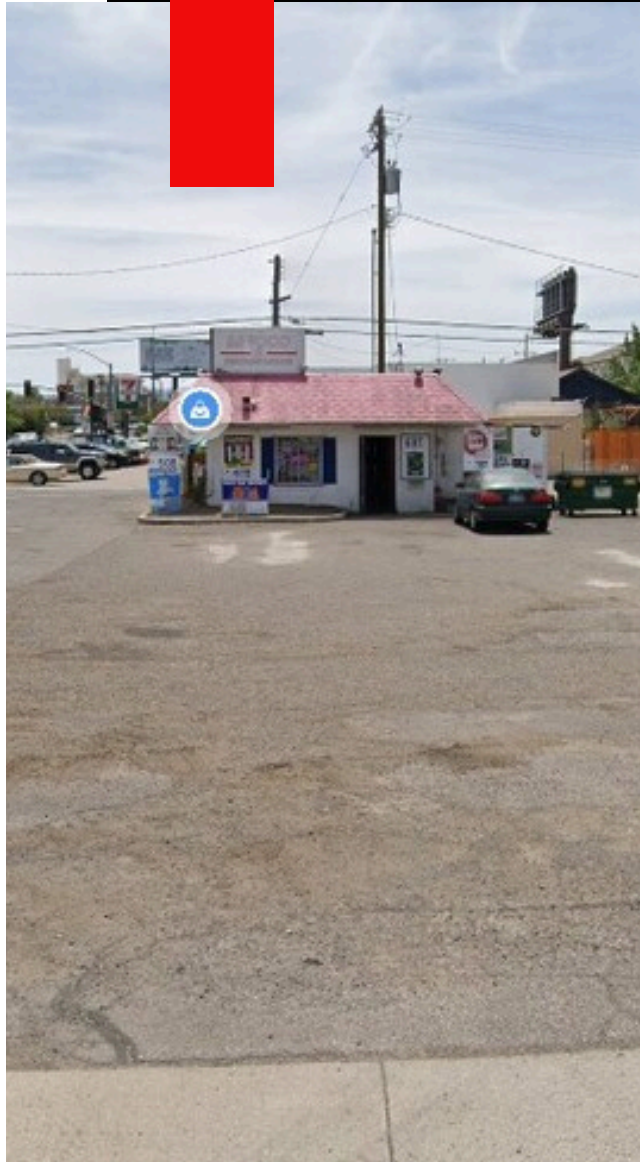
03

PROPERTY HIGHLIGHTS

The Bill Board (NAP) is located on the parcel and has a recorded easement for maintenance. The parcel is at the signaled intersection of Wells Ave and Kuenzli St., both major thoroughfares.

HIGHLIGHTS

- Opportunity Zone
- Attractive MU-RD Zoning
- Centrally Located
- High Traffic Signalized Corner Parcel



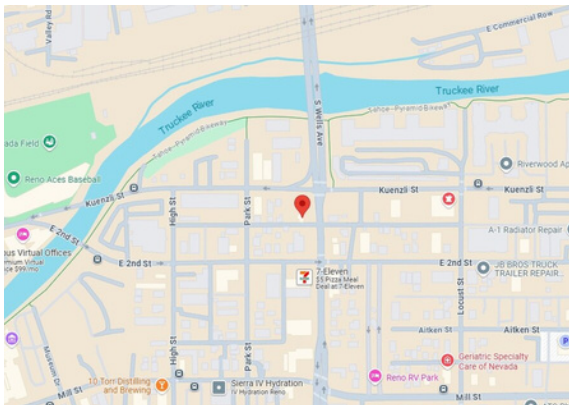


ZONING DESCRIPTION

Located in an Opportunity Zone, this mixed-use river-walk district (MU-RD) property allows for a variety of retail, office, and residential uses. All utilities are available on-site.

LAND AREA

- 0.41 AC (17,807 AF)
- Corner Lot
- Signalized Intersection



The parcel is conveniently located and in close proximity to the Truckee River, Downtown Reno, UNR, I-80, and Hwy 395. An 800 SF concrete block building onsite is currently occupied by the Seller and operating as a convenience store.


OUR LOCATION 04



FOR INQUIRIES, CONTACT US.

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