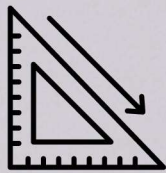




FERNLEY COMMERCE CENTER

Well-located Fernley Commerce Center featuring 12 units with five established tenants occupying 11 spaces. Built in 2005 with ADA access, modern systems, and excellent W. Main Street exposure.

Property Highlights



14,812 SF
0.34 AC



APN 020-113-11



~119 Spaces



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Lease Rent Roll

Tenant	Suite(s)	Size	Lease Start/End	Monthly Rent
Health Benefits Associates	101	1,152 sq ft	03/01/2022 - 02/29/2028	\$1,740
Jackson Hewitt Tax Services	102	1,200 sq ft	08/13/2025 - 09/30/2030	\$1,500
Attitude Adjustments Full Services	103	1,200 sq ft	06/01/2011 - 10/31/2027	\$1,275
Vacant	104	1,200 sq ft	--	--
China King Buffet	105 - 106	2,451 sq ft	08/16/2024 - 08/30/2027	\$4,738
Grace Baptist Church	107 - 112	7,284 sq ft	12/12/2024 - 12/31/2039	\$5,218

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Annual Property Operating Data

	2026 - Pro Forma
Income - Rental	
Ste. 101	\$20,740
Ste. 102	\$18,157.50
Ste. 103	\$15,450
Ste. 104	\$18,000
Ste. 105 - 106	\$57,424
Ste. 107 - 112	\$62,616
Gross Scheduled Income	\$192,387.50
Vacancy (Ste. 104)	(\$18,000)
Gross Operating Income	\$174,387.50
Total Operating Expenses	\$61,000
Operating Expense Ratio	31.71% (P) 34.97%
Net Operating Income	\$131,387.50 (P) \$113,387.50
Cap Rate	6.57% (P) 5.67%

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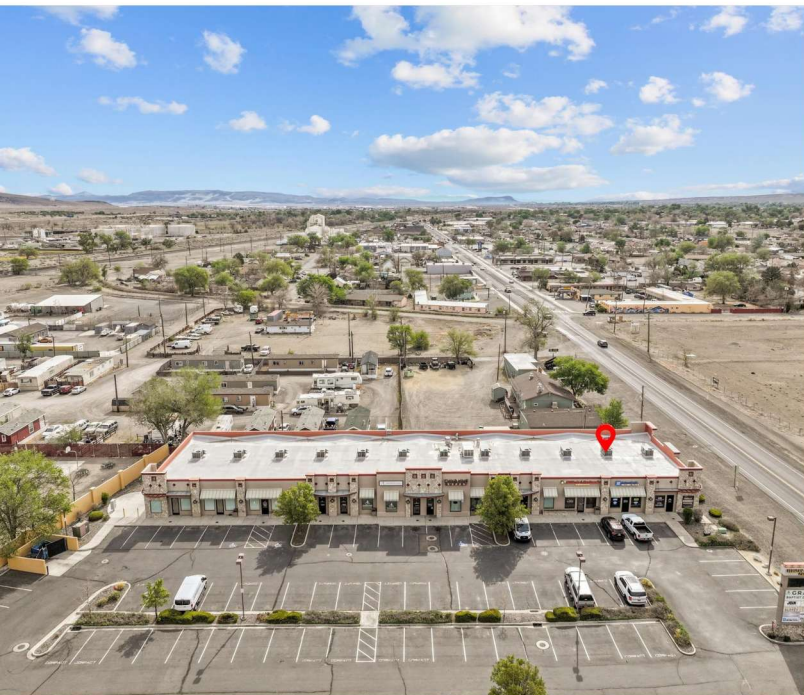
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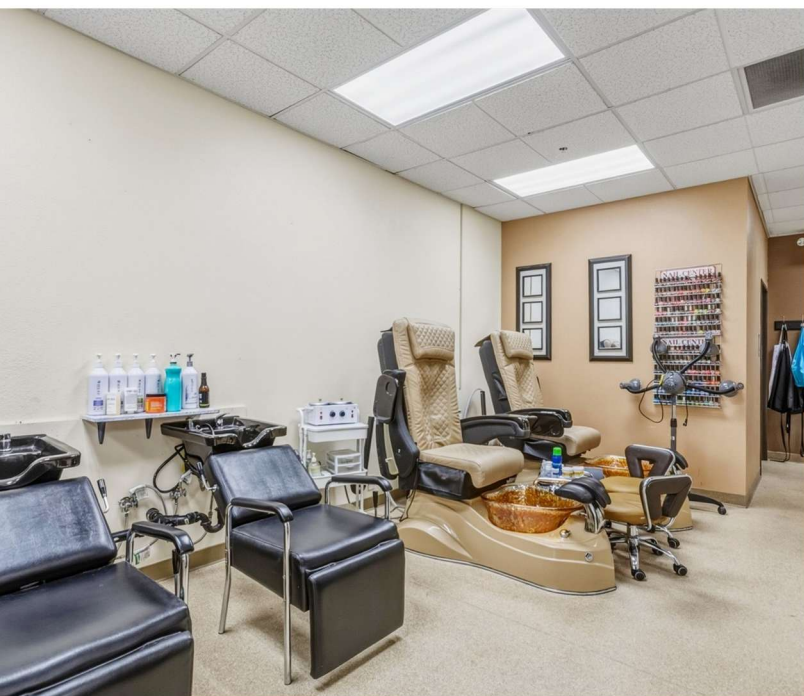
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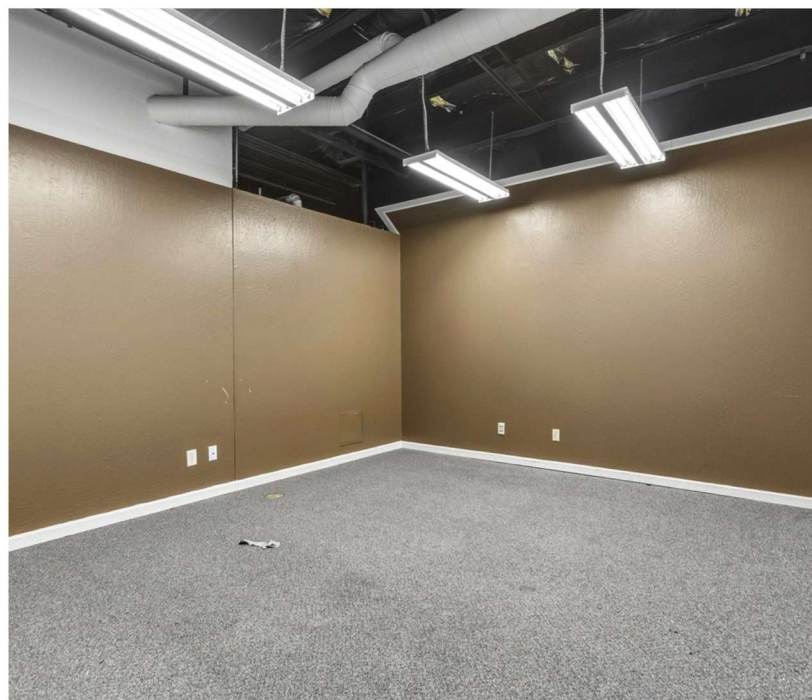
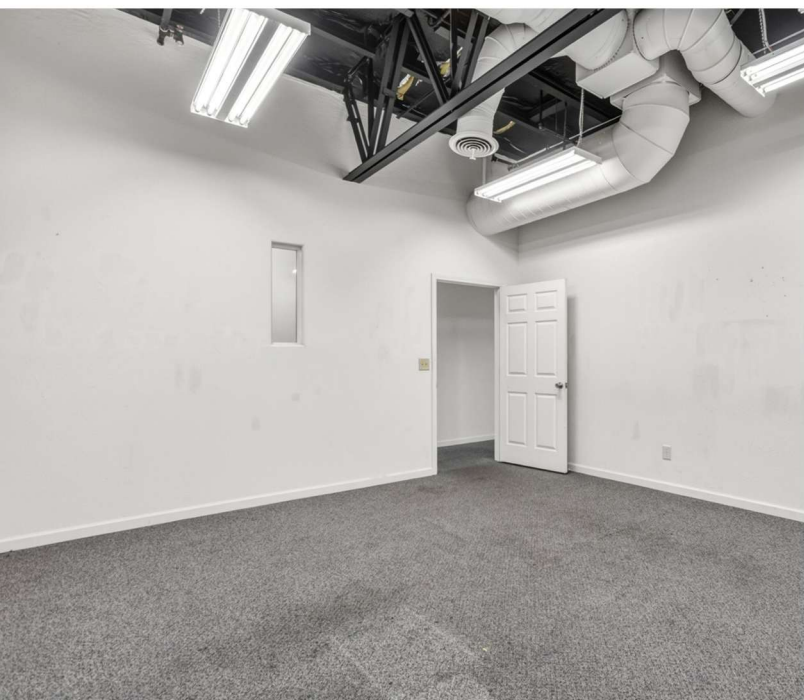


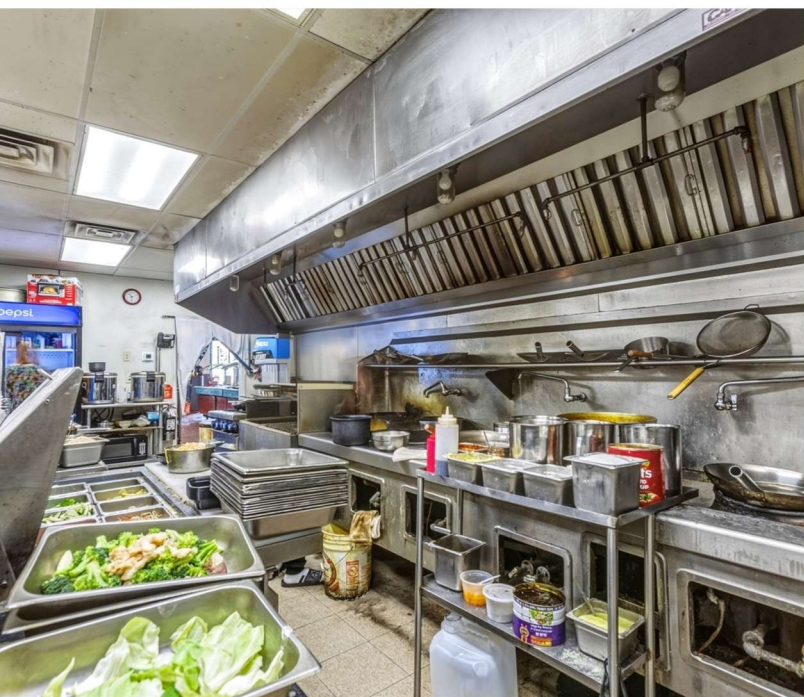


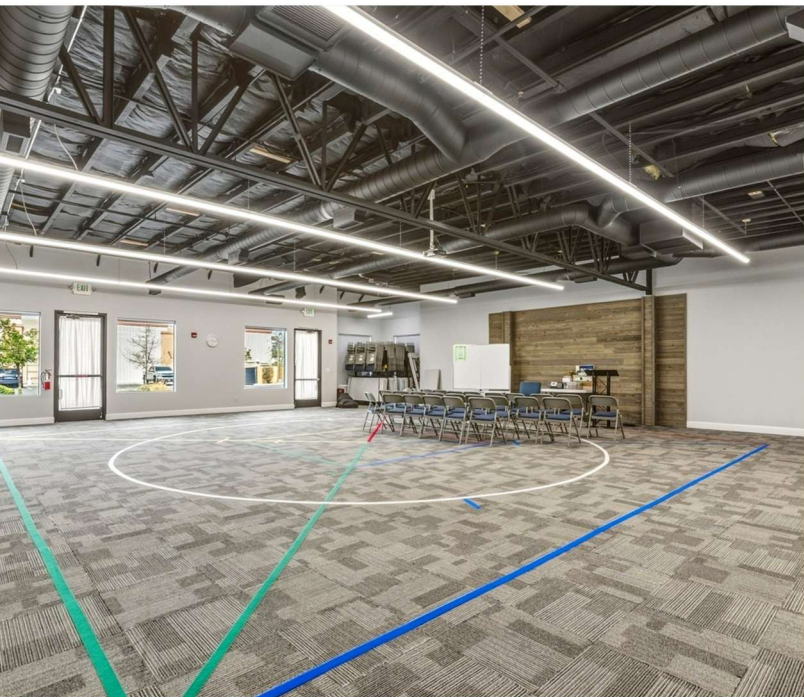




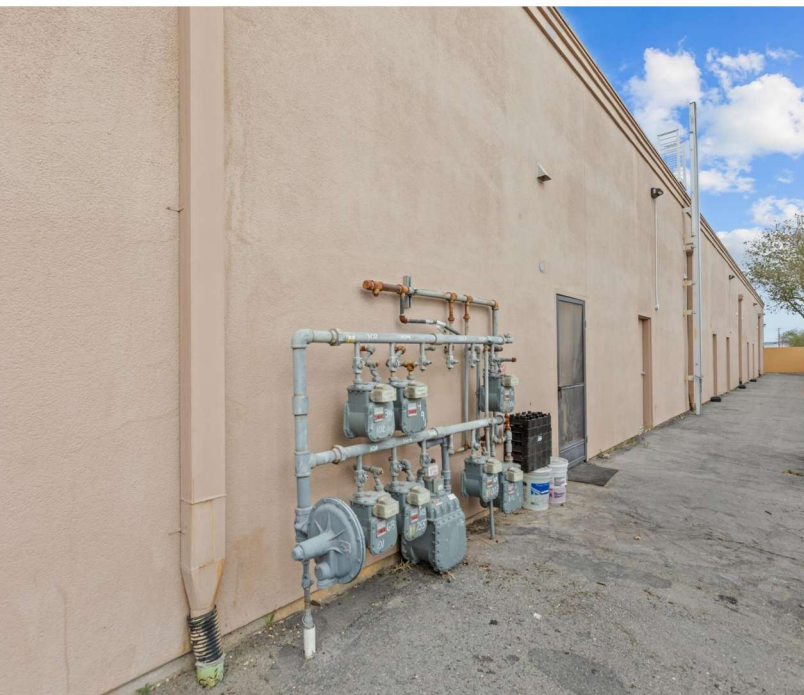












Our Team

The Rasner Team of Reno/Tahoe Realty Group have been servicing the Northern Nevada real estate market for nearly 20 years in residential and commercial.

RTRG is a local, family-owned, woman-owned Brokerage. The Rasner Team was all born and raised in Northern Nevada and are graduates of the University of Nevada, Reno.

Reno/Tahoe Realty Group LLC also services sales and leasing in all aspects of commercial real estate: office, retail, industrial, multifamily, land, etc. Leading team members are CCIM-designated and heavily involved in the local community.

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Ann Baxter - S.185742

Gena Rasmus - S.199202

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RENO/TAHOE
REALTY GROUP, LLC
Commercial | Sales | Leasing



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