

For Sale

Owner-User Retail Conversion in MidTown



146 Vassar St.
Reno, NV 89502

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Listing Snapshot



Contact Broker
Sale Price



± 3,476 SF
Total Square Footage



Owner-User
Opportunity

Property Highlights

- ± 1,540 SF first floor space with ± 1,480 SF finished basement
- Additional ± 456 SF office/private dwelling unit on south side of the property
- First floor contains a large open room, restroom, and bar with sink and refrigerators
- Finished basement contains multiple storage rooms and small kitchen area
- Special Use Permit allowing for bar service operator available to transfer with the property
- On-site parking as well as street parking along Vassar St.
- High population with over 6,000 residents within a 0.5-mile radius
- Property is situated between the MidTown district and Wells Business District
- Easily accessible property with a walk score of 95 and a bike score of 82

Demographics

	1-mile	3-mile	5-mile
2026 Population	21,893	133,194	249,274
2026 Average Household Income	\$92,676	\$97,102	\$106,397
2026 Total Households	10,713	58,707	106,178







 Retail
CHapel TAVERN

 Retail
JADE
DISPENSARY

SUBJECT
± 3,476 SF

 Retail
THE EMERSON

pangolin
- CAFE -

 Retail


 Retail

double edge
FITNESS

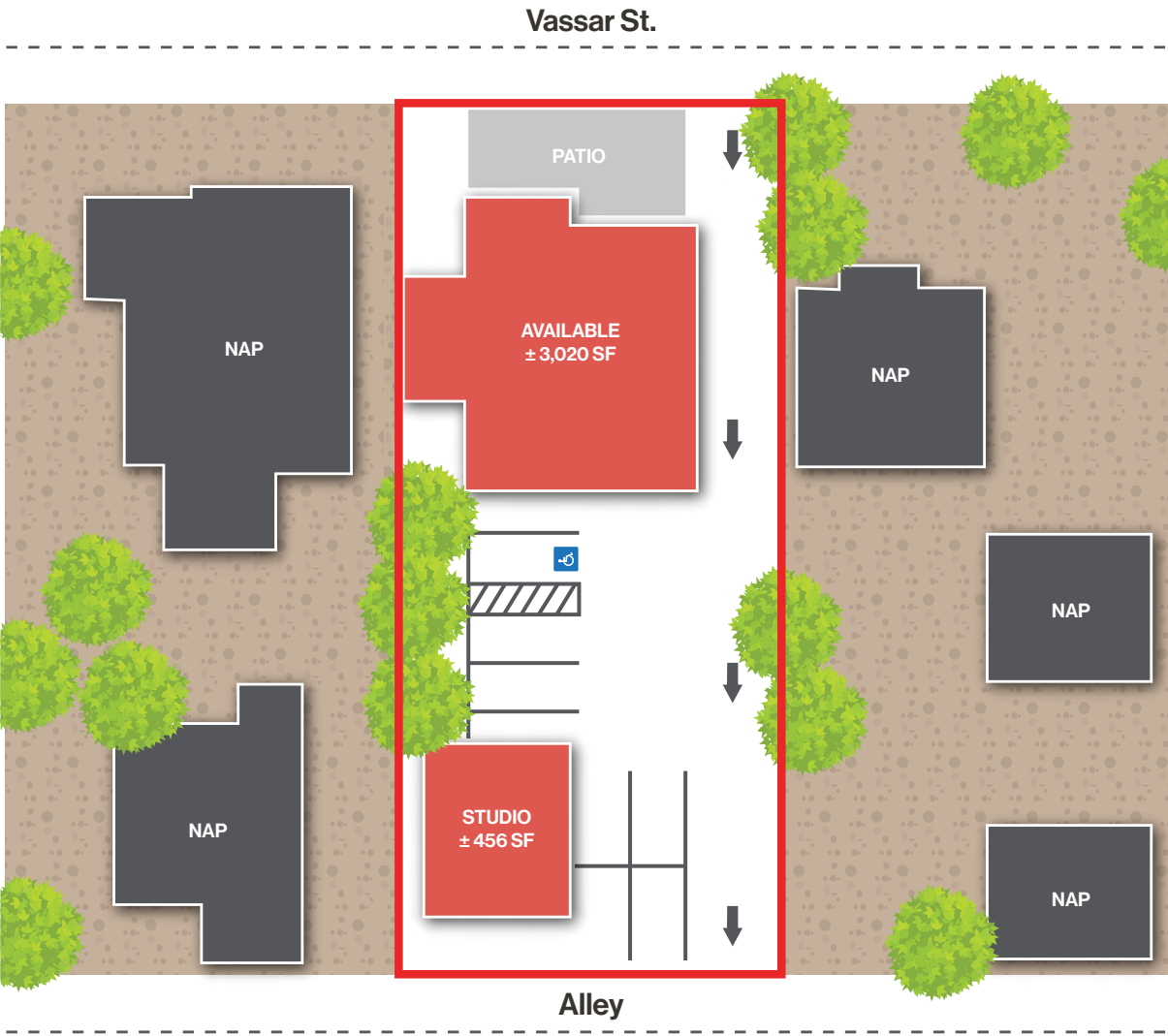
 Retail


S. Virginia St. // 18,110 CPD

Holcomb Ave.

Vassar St. // 8,950 CPD

Downtown Reno



[Click for a Virtual Tour Main Building](#)

[Click for a Virtual Tour of Studio Space](#)



Property Photos



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For inquiries please reach out to our team.

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