

## Property Summary



### Property Description

4,313-square-foot medical office building situated on 1.47 acres within the established Holbrook Business Park. Constructed in 2005, this turnkey property offers an outstanding opportunity for an owner-user, medical practice, professional office, or investor seeking quality office space in the rapidly growing Carson Valley.

Conveniently located with easy access to U.S. Highway 395, the property provides excellent connectivity to Gardnerville, Minden, Carson City, and surrounding Northern Nevada communities.

Offered at \$715,000, this property is priced well below replacement cost, presenting exceptional value for buyers looking to acquire a quality commercial asset in a desirable location.

### Property Highlights

- Functional layout suitable for medical or professional office users
- Ample on-site parking
- Located in Holbrook Business Park
- Convenient access to U.S. Highway 395
- Excellent owner-user or investment opportunity

### Offering Summary

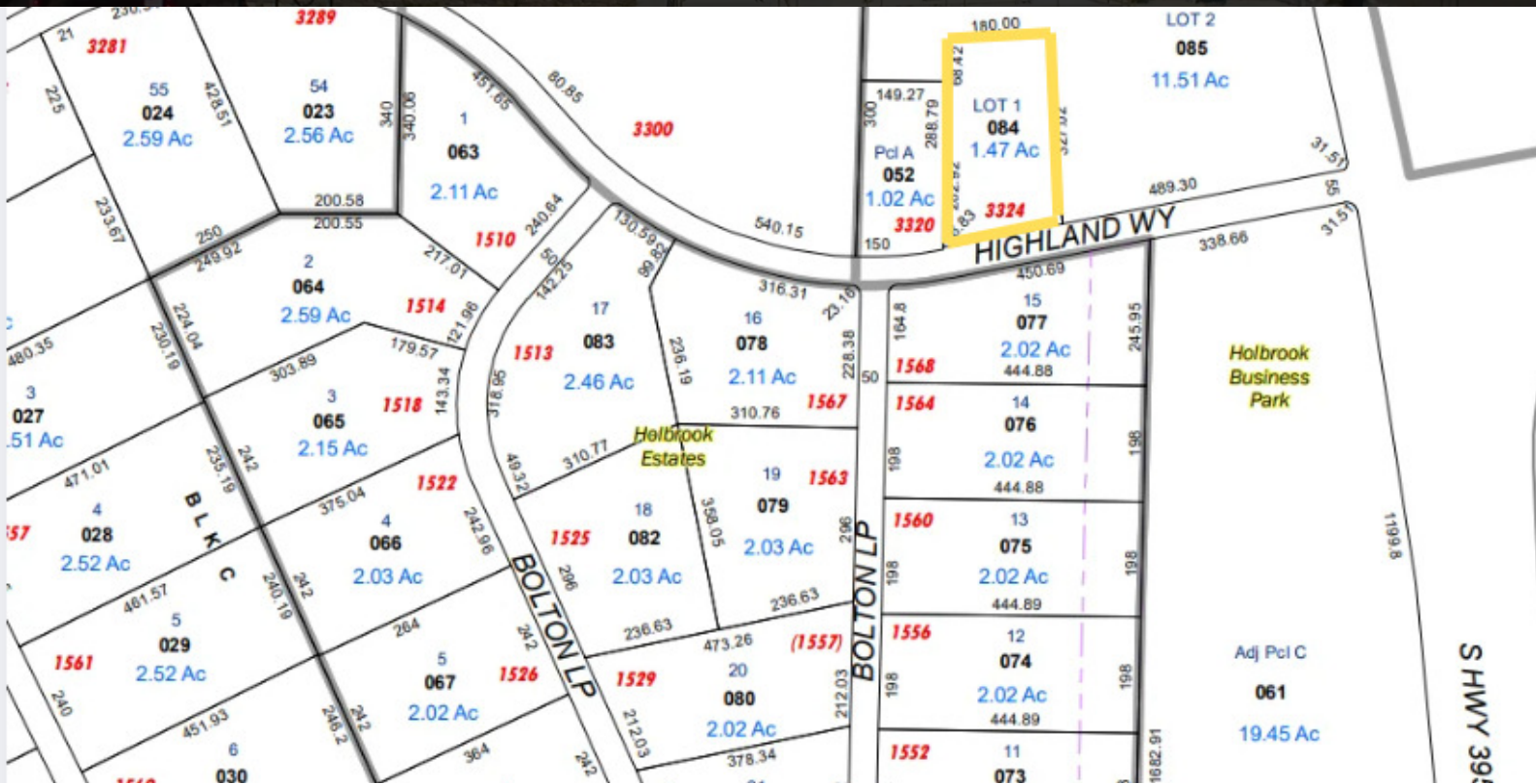
|                       |                 |
|-----------------------|-----------------|
| <b>Sale Price:</b>    | \$715,000       |
| <b>Lot Size:</b>      | 1.47 Acres      |
| <b>Building Size:</b> | 4,313 SF        |
| <b>APN:</b>           | 1022-18-002-084 |

| <b>Demographics</b>      | <b>0.25 Miles</b> | <b>0.5 Miles</b> | <b>1 Mile</b> |
|--------------------------|-------------------|------------------|---------------|
| <b>Total Households</b>  | 0                 | 3                | 15            |
| <b>Total Population</b>  | 2                 | 8                | 42            |
| <b>Average HH Income</b> |                   | \$109,857        | \$97,538      |



For Sale | 3324 Highland Way Gardnerville, NV 89410

Additional Photos



**Samuel Douglass, CCIM** Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.us

Nevada Commercial Group LLC | www.nvccg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896





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## Location Map



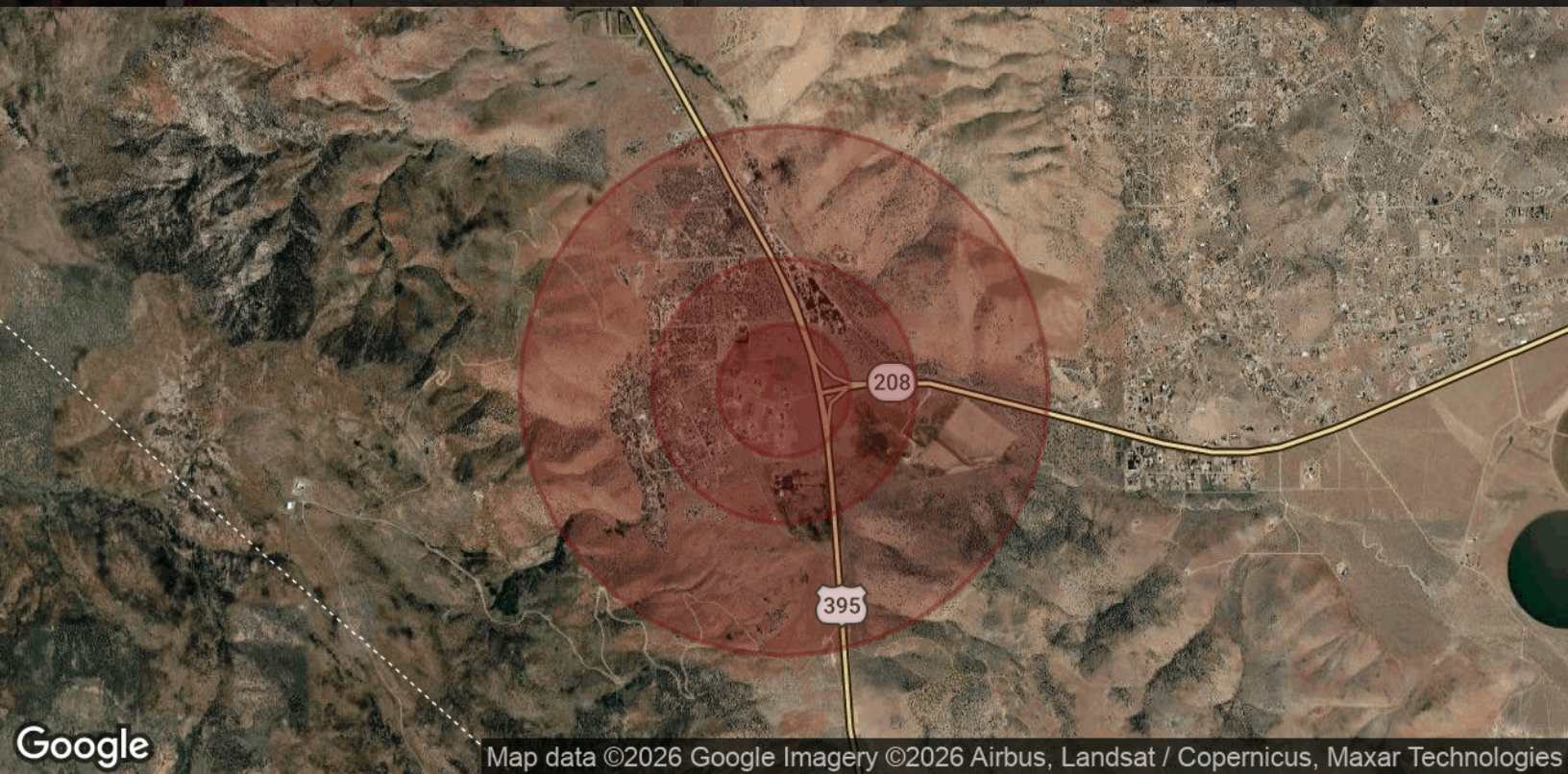
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Demographics Map & Report



| Population           | 0.25 Miles | 0.5 Miles | 1 Mile    |
|----------------------|------------|-----------|-----------|
| Total Population     | 2          | 8         | 42        |
| Average Age          | 55.8       | 57.5      | 52.3      |
| Average Age (Male)   | 58.5       | 60.1      | 53.7      |
| Average Age (Female) | 52.8       | 54.6      | 50.8      |
| Households & Income  | 0.25 Miles | 0.5 Miles | 1 Mile    |
| Total Households     | 0          | 3         | 15        |
| # of Persons per HH  |            | 27        | 28        |
| Average HH Income    |            | \$109,857 | \$97,538  |
| Average House Value  |            | \$643,700 | \$487,601 |

2023 American Community Survey (ACS)