

# Ormsby House

600 S Carson St., Carson City NV

## FOR SALE



Hotel & 7 Story Garage

**\$16,750,000.00**



**COLDWELL BANKER  
COMMERCIAL**  
SELECT REAL ESTATE

**Bob Fredlund**

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[www.nevadestyle.cbselectre.com](http://www.nevadestyle.cbselectre.com)



**Nevada State Capitol Campus**  
**\$250-300 Million Project**  
*Under Construction*

**Ormsby House**

**State Capitol**

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## PROPERTY SUMMARY

- Property Name:  
Ormsby House
- Address:  
600 & 700 S Carson St., & 600,  
702 S Curry St.
- Property Type:  
Hotel/Casino Mixed Use
- Year Built:  
1970
- Total Square Footage:  
+/-184,184 SF with +/-146,040 SF  
Parking Garage
- Lot Size:  
3.18 Acres
- Year Built/Renovated:  
Ongoing
- Number of Units:  
110 Hotel Rooms
- Parking:  
400 Spaces/7 levels
- Zoning:  
DTMU Downtown/Mixed Use
- APN(s):  
003-092-03, 04, 05 & 003-093-05

The Ormsby House is a legacy hospitality and gaming asset that has been a cornerstone of Carson City since the 1970s, offering a rare large-scale redevelopment opportunity in the state capital. The property features approximately 184,184 square feet in the main building following renovation, supported by an additional 146,000+/- square foot structured parking garage spanning six to seven levels.

The improvements include roughly 100,000 square feet of commercial space, 9 stories of hotel rooms, and a basement level with over 7,600 square feet of additional commercial area plus office space, creating multiple revenue streams across hospitality, retail, office, and gaming uses.

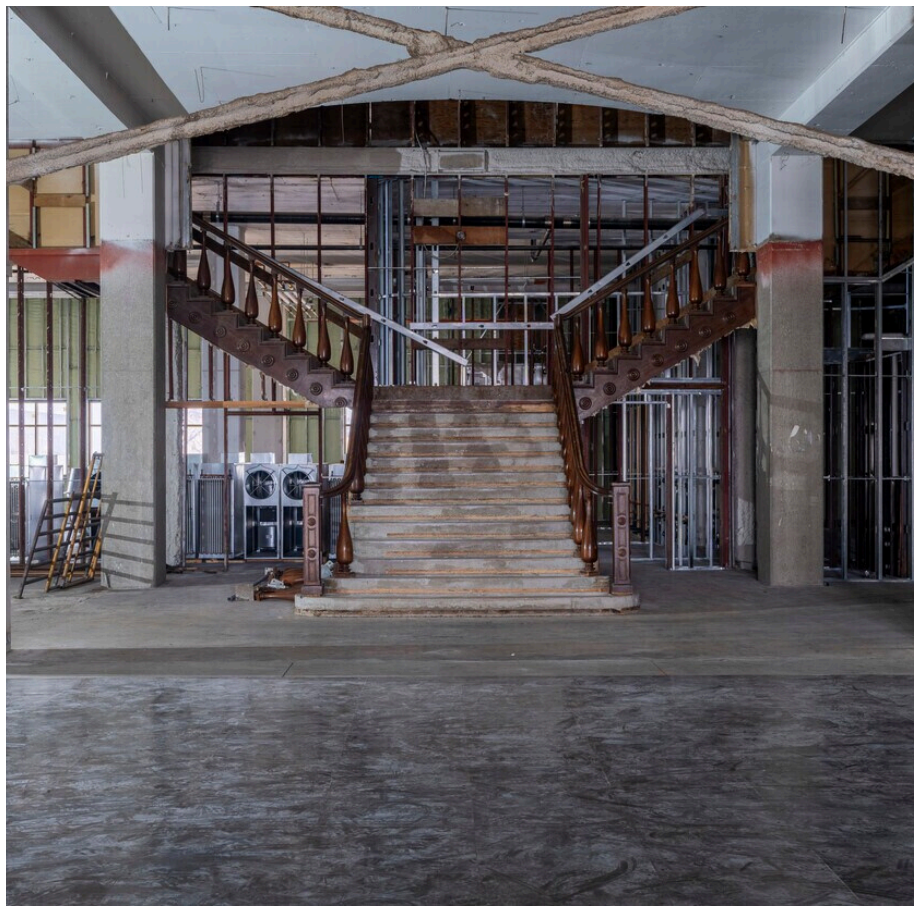
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## INVESTMENT OVERVIEW

The Ormsby House is a generational repositioning opportunity with a large-scale, high-visibility hospitality and gaming asset in the core of Carson City, offering the rare combination of scale, entitlements, and irreplaceable location. With over 180,000 square feet, a multi-level parking structure, and additional land for expansion, this property provides the foundation for a transformative mixed-use or hospitality redevelopment in a market with limited competing inventory and high barriers to entry.

From a brokerage perspective, the most compelling aspect of this offering is the unlimited gaming license qualification, which is exceedingly rare and creates a clear path to reestablish a full-service casino destination. Combined with Downtown Mixed-Use (DTMU) zoning, investors have the flexibility to execute a variety of high-value strategies ranging from boutique or branded hotel concepts to integrated gaming, multifamily, retail, or hybrid mixed-use environments. The ongoing capital improvements, including upgraded building systems and infrastructure, materially de-risk the execution phase and shorten the timeline to stabilization.

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## LOCATION

Strategically positioned along South Carson Street (US-395), the primary commercial and commuter corridor through Carson City, the Ormsby House benefits from high visibility and direct access to the region's core demand drivers. The property is located adjacent to the Nevada State Capitol Complex, including the Governor's Office, Legislature, and Supreme Court generating weekday population. In addition to its government adjacency, the asset sits within close proximity to the downtown core, offering access to dining, retail, and services that support both local and visitor activity.

Carson City is recognized as a pro-development environment, with municipal support for revitalization projects. The location benefits from its regional connectivity situated 20–30 minutes from Lake Tahoe and the Reno metropolitan area positioning the property to capture year-round tourism driven by recreation and outdoor adventure. This convergence of government, tourism, and regional access creates a highly diversified demand base and a compelling long-term investment narrative.

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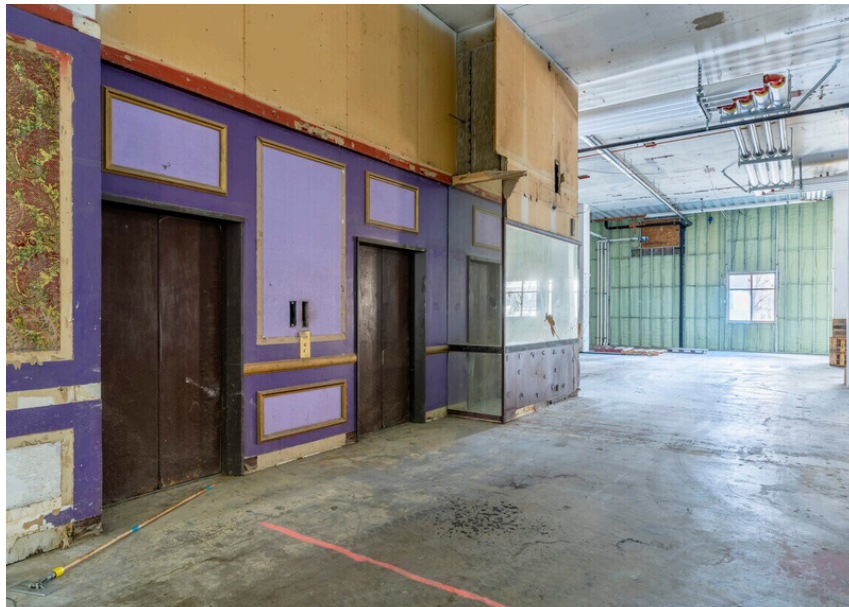
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## KEY FEATURES

- Landmark hospitality and gaming asset featuring over 180,000 SF, integrated parking structure, and multiple revenue streams including hotel, retail, office, and casino potential.
- Rare entitlement advantage with Downtown Mixed-Use (DTMU) zoning and qualification for an unlimited gaming license, allowing for flexible, high-value redevelopment strategies.
- Additional land included for expansion or phased development, enhancing long-term value creation and mixed-use potential.



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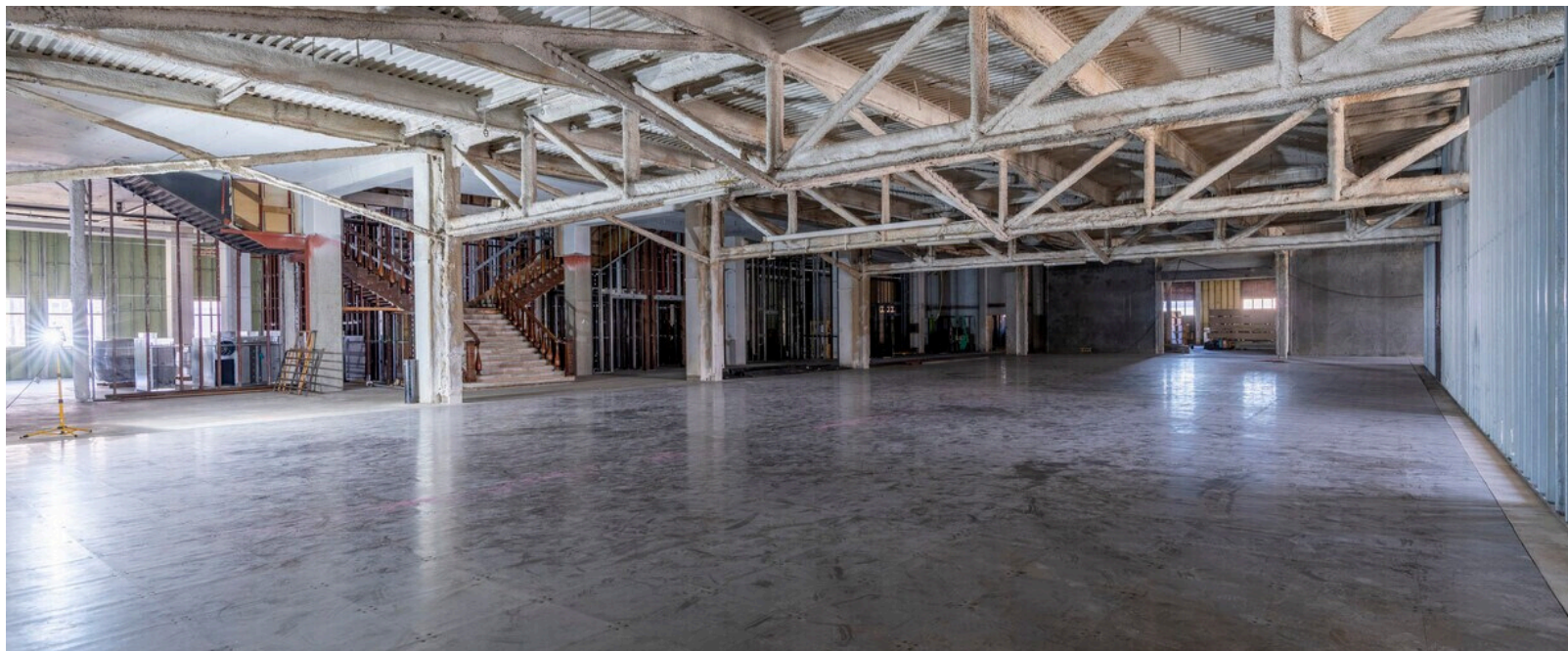
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## KEY FEATURES

- Significant capital improvements underway, including new mechanical, electrical, plumbing systems and roof reducing near-term risk and accelerating repositioning potential.



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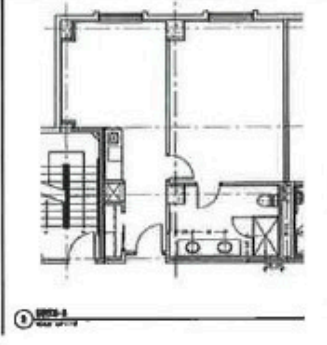
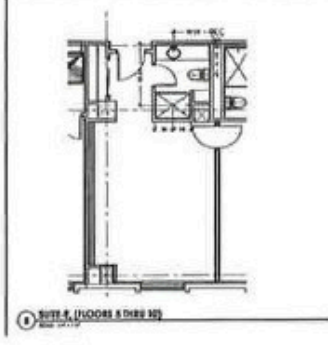
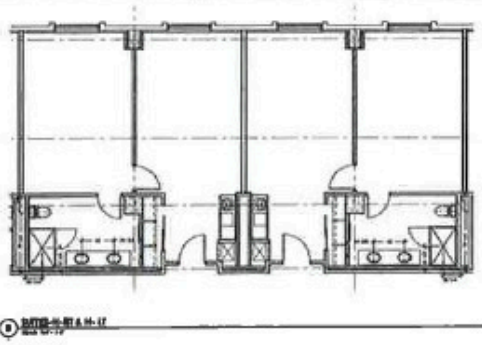
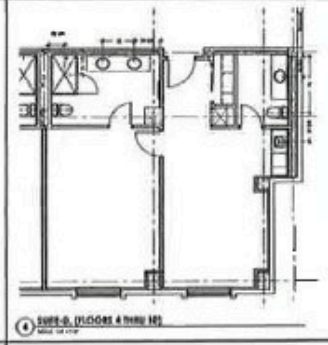
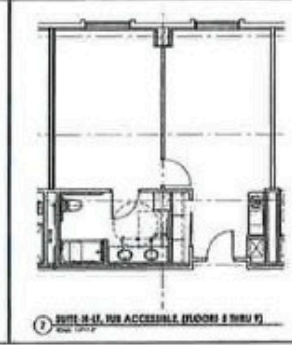
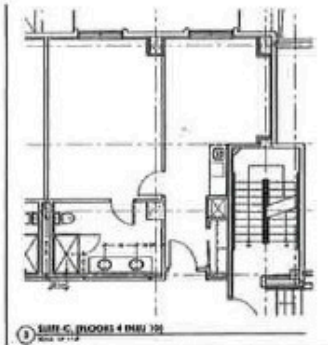
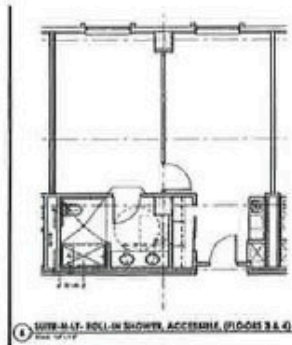
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# FLOOR PLANS



**dje**  
david j. eckes  
architect  
INCORPORATED  
311 N. 2ND ST.  
SUITE 100  
LAS VEGAS, NV 89101  
TEL: 775.735.8881

Contract No. \_\_\_\_\_  
Project No. \_\_\_\_\_  
Drawing No. \_\_\_\_\_  
Scale: \_\_\_\_\_  
Date: \_\_\_\_\_

**A10.14**  
ARCHITECT

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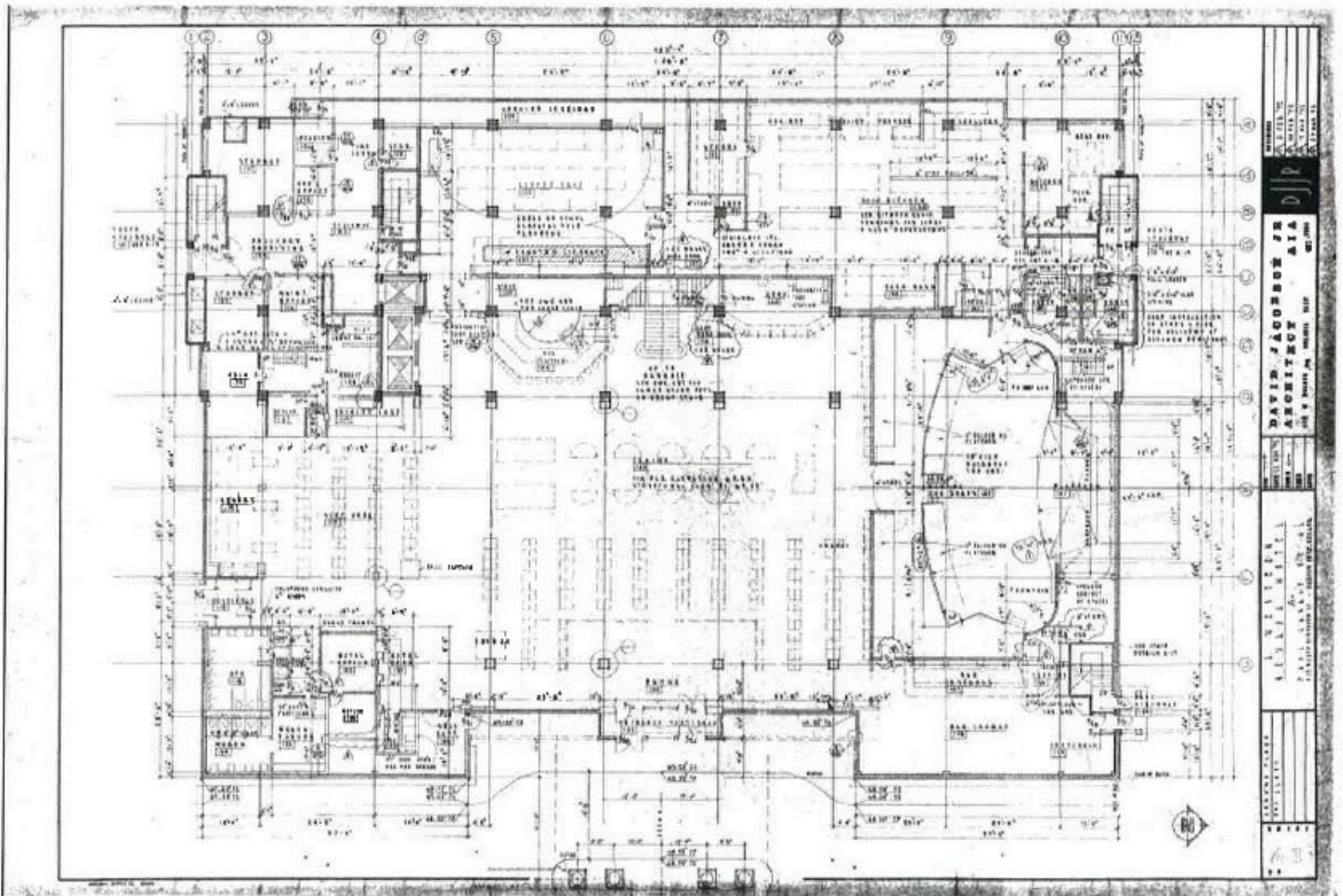
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## FLOOR PLANS





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# PHOTOS



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## STRATEGIC USES & LONG-TERM OPPORTUNITIES

- Executive retreat potential
- Corporate headquarters use
- Restaurant and convention space (with capacity for large-scale events)
- Prime Nevada location adjacent to the State Capitol complex
- Key tax advantages (no state income, no corporate, and no inheritance tax)
- Overall lifestyle appeal as a premier place to live and do business



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## NEARBY AMENITIES

### Shopping & Daily Needs

- Carson Mall (0.4 miles) – Anchored retail center driving consistent foot traffic
- CVS Pharmacy (0.2 miles)
- Walmart Supercenter (1.2 miles)

### Dining & Hospitality

- Red's Old 395 Grill (0.6 miles) – High-traffic, well-known local restaurant
- Great Basin Brewing Co. Carson City (1.0 mile) – Destination brewery
- The Union (0.3 miles) – Walkable dining in the downtown corridor

### Entertainment & Tourism

- Carson Nugget Casino (0.3 miles) – Established gaming anchor driving consistent visitation
- Nevada State Capitol Building (0.5 miles)
- Nevada State Museum Carson City (0.4 miles) – Major tourist attraction

### Parks, Recreation & Regional Draw

- Mills Park (0.9 miles) – Large community park with events and sports
- Empire Ranch Golf Course (3.2 miles)
- Lake Tahoe (30 miles) – World-renowned tourism destination enhancing overnight demand



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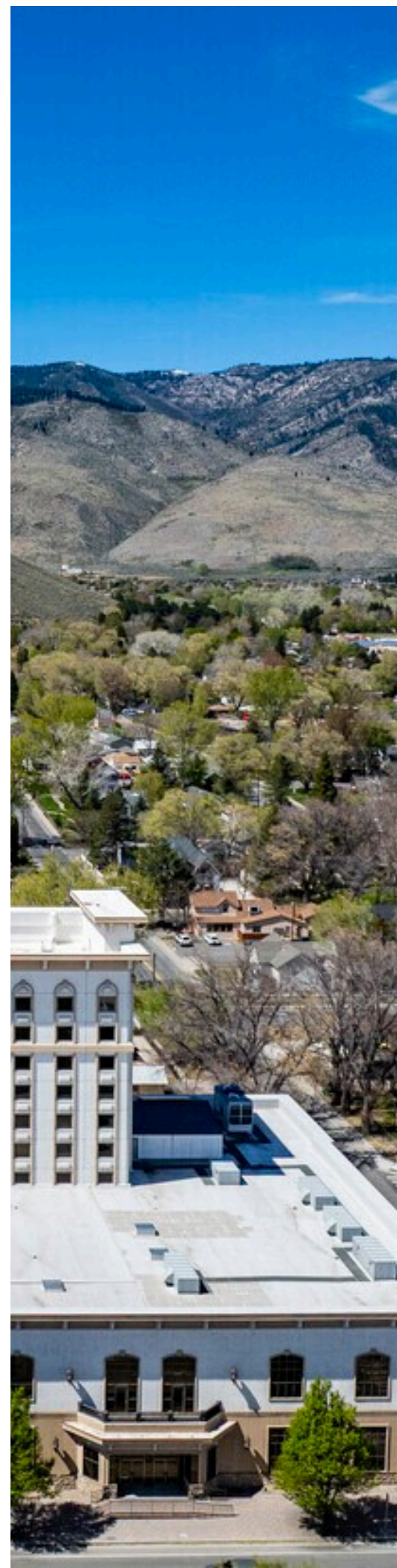
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## DEMOGRAPHIC

- **Population:** Approximately 55,000–65,000 residents within a 5-mile radius, with the broader Carson City MSA exceeding 110,000.
- **Median Age:** Approximately 42–44 years old, reflecting a stable, established population with a mix of workforce and retirees.
- **Household Income:** Median household income is approximately \$70,000–\$75,000, with a growing segment of households earning \$100,000+, supported by government, healthcare, and regional employment.
- **Population Growth Rate:** The area has experienced steady growth of approximately 1.5%–2.0% annually, driven by in-migration from California and regional job expansion.
- **Education Level:** Approximately 25%–30% of residents hold a bachelor's degree or higher, with strong representation in government, professional services, and skilled trades.
- **Family Composition:** Approximately 55%–60% of households are family units, with an average household size of 2.5–2.7 individuals, supporting consistent housing demand.
- **Renters vs. Owners:** The market is approximately 35% renter-occupied and 65% owner-occupied, indicating a balanced housing mix with continued demand for both rental and ownership opportunities.





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