

# 1509 E 6TH STREET

WELLS, NEVADA 89835

LISTING PRICE:  
**\$3,200,000**



## Property Description

1509 E 6th Street is a commercial property located in the City of Wells, Nevada, positioned along one of the area's primary east-west corridors. The asset benefits from close proximity to Interstate 80, providing strong accessibility and visibility for local and interstate traffic. Wells serves as a key stopover community for travelers, logistics operators, and regional commerce in northeastern Nevada.

The property is situated on approximately  $\pm 1.09$  acres of land and includes a  $\pm 21,698$  square foot building. The site configuration allows for convenient access, on-site parking, and flexible use potential depending on zoning and buyer strategy. This offering presents an opportunity for investors or owner-users seeking exposure in a low-density market with limited competing inventory.



**$\pm 21,698$  SF**  
TOTAL BUILDING SIZE



**56 Guest Rooms**  
FORMER QUALITY INN & SUITES



**$\pm 1.09$  Acres**  
TOTAL LAND AREA



**TC Zoning**  
FLEXIBLE USE POTENTIAL



**Immediate Access to I-80**  
STRONG CONNECTIVITY

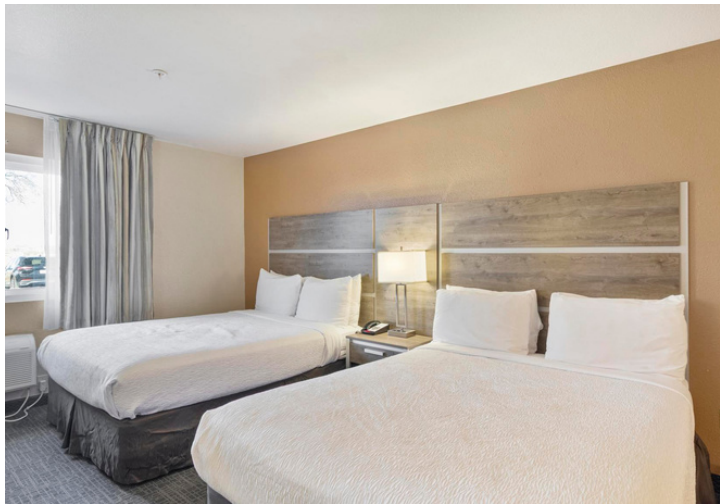
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**KWVIP**  
KELLERWILLIAMS, REALTY

**APEX**

1509 E 6th  
Street

±21,698 SF COMMERCIAL OWNER-USER /  
INVESTMENT OPPORTUNITY



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**APEX**