

# 599 S Center St

RENO, NV 89501

## VACATION MOTOR LODGE

**MULTIFAMILY**  
**FOR SALE**



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**CORFAC**  
INTERNATIONAL

# 599 S Center St

RENO, NV 89501

IN THE HEART  
OF MIDTOWN



**\$3.25M**

SALE PRICE

**\$92.8K**

PER ROOM

**100%**

OCCUPANCY



**SALE PRICE | \$3.25M**

**PRICE PER ROOM | \$92,857**

**SIZE | 9,660 SF**

**LAND SIZE | 0.45 AC**

**ZONING | MU-MC**  
MIXED-USE MIDTOWN COMMERCIAL

**APN | 011-192-04**

Constructed in 1958, The Vacation Motor Lodge is a motel lodge in the heart of Reno's Midtown District. The property spans 0.45 acres zoned for Mixed-Use, posing an opportunity for repositioning and redevelopment.

599 South Center Street features 35-rooms and currently boosts 100% occupancy. The motel is located a block away from Virginia Street, Reno's bustling main thoroughfare. Additionally, this location features convenient access to the best of Midtown restaurants, retail shops, bars, and coffee shops.

## PROPERTY FEATURES

- 9,660 SF multifamily property
- 35 motel rooms/studios converted for extended living
- Located in Reno's Midtown District
- Built in 1958
- 100% Occupancy
- 21 parking spaces
- 2 Story Brick/masonry construction



## LOCATION HIGHLIGHTS

- Just off of South Virginia Street
- Central Midtown near the Old Southwest Neighborhood
- Close proximity to Downtown & Riverwalk

599 S CENTER ST | POPULATION



1 mile  
**22,839**

3 miles  
**138,505**



**599**  
**S CENTER ST**

**MORAN ST**

**S CENTER ST**







DCG

# PARCEL MAP



**599**  
S CENTER ST

S CENTER ST

MORAN ST



# MIDTOWN MAP



**599**  
S CENTER ST



CALIFORNIA AVE

SIERRA ST

MORAN ST



S VIRGINIA ST

HOLCOMB AVE

S WELLS AVE



**YOUR  
COMPETITIVE  
ADVANTAGE**

**NORTHERN NEVADA** A SMART CHOICE FOR GROWTH



**HOME TO  
INDUSTRY  
GIANTS**

Ranked in TOP 10 states for best business tax climate and business incentives.



**19K**  
UNDERGRADUATE  
STUDENTS

**23K**  
TOTAL  
STUDENTS

**4K**  
GRADUATE  
STUDENTS

RI - University for Research by Carnegie Classifications



**20** MINUTES  
TAHOE RENO  
INDUST. CENTER



**"Super-Loop"**  
Fiber Network  
IN PROGRESS



**America's  
DATA & TECH**  
Growth Frontier



**22** MINUTES  
Commute Time



**3.5** HOURS  
TO BAY AREA



**2** HOURS  
TO SACRAMENTO



**NEVADA LITHIUM LOOP**  
Closed-loop system for lithium extraction, processing, and battery material recycling to support sustainable domestic EV supply chains.



**WORKFORCE DEVELOPMENT**

- Lowest labor costs in the Western U.S.
- 35K+ students at UNR & TMCC
- 10-year surge in manufacturing jobs
- MSA population growing 1.4% annually

Nevada is the 6th fastest-growing state in the nation, according to the latest *U.S. Census* data.

- U.S. Census Bureau (2025)

Recognized by *US News* for being the No. 7 across the nation for Business Environment.

- US News (2024)



### Business Assistance Programs



Sales, Use & Modified Business Tax Abatements



Incentives for Equipment, Property & Recycling



Specialized Programs for Data Centers and Aviation

### Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

### Nevada Tax Climate

Nevada's tax structure is designed for business success:

**NO**

Corporate or Personal Income Tax  
Inventory or Franchise Tax  
Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



### NORTHERN NEVADA TOP COMPANIES

**5.4M SF**  
Tesla Gigafactory

**1.3M SF**  
7.2M SF Planned  
Switch Campus

TAX COMPARISONS	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%



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