

# PRIME HIGHWAY 50 COMMERCIAL OPPORTUNITY

## SILVER SPRINGS, NEVADA

Prime commercial parcel on Hwy 50 with exceptional visibility and direct highway frontage — formerly a popular local saloon — ideal for commercial, mixed-use, or redevelopment.



1.00 ACRE COMMERCIAL PARCEL | FOR SALE

### PROPERTY HIGHLIGHTS



#### HIGHWAY 50 FRONTAGE

Excellent visibility and direct highway access



#### 1.00 ACRE PARCEL

Flexible commercial zoning suitable for a variety of uses



#### FORMER SALOON

Existing structure on site with character and potential



#### STRONG SIGNAGE POTENTIAL

High traffic counts and outstanding exposure



#### UTILITIES ONSITE

Water, sewer, and power available



1080 US-50, Silver Springs, NV 89429-8356



### STRATEGIC LOCATION

Convenient access to major regional corridors serving:

- ✓ Tahoe Reno Industrial Center 20 min
- ✓ Dayton 15 min
- ✓ Fernley 20 min
- ✓ Carson City 35 min
- ✓ Reno / Sparks 40 min

### IDEAL FOR



RETAIL



HOSPITALITY



SERVICE  
BUSINESSES



MIXED-USE  
DEVELOPMENT



INVESTMENT  
OPPORTUNITY

Position your business for success in one of Silver Springs' most visible and rapidly growing corridors.



### CONTACT US TODAY

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Whether you're looking to invest, develop, or expand your business, this property offers exceptional potential with long-term upside in a growing market.



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