

Property Summary



**PROPERTY DESCRIPTION**

This 44,304 SF multi-tenant office asset presents a compelling value-add opportunity in the Carson City market. The multi-tenant layout provides income diversification, while upside is driven by lease-up of vacancy, rental rate increases, and operational efficiencies. Strong market fundamentals support long-term demand, making this an attractive acquisition for private investors, owner-users, or syndicators.

**PROPERTY HIGHLIGHTS**

- 44,304 SF multi-tenant office building
- Value-add opportunity with upside through leasing and repositioning
- Diversified tenant mix potential
- Located in the stable and business-friendly Carson City market
- Attractive entry point for office investors seeking growth

**Offering Summary**

Sale Price:	\$4,375,000
Cap Rate:	5.6%
Price Per SF:	\$99.00
Year Built:	1990
Lot Size:	2.97 Acres
Building Size:	44,304 SF
APN:	002-061-26
Zoning:	RC

<b>Demographics</b>	<b>0.25 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	529	1,909	5,526
Total Population	1,093	4,170	11,766
Average HH Income	\$63,697	\$64,388	\$65,477

**Bruce Robertson, CCIM** Sr. Advisor | NV #S0038721.LLC | 775.721.7904 | Robertson@NVCG.us  
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For Sale | 123 W. Nye Lane, Carson City, NV 89706

Photos

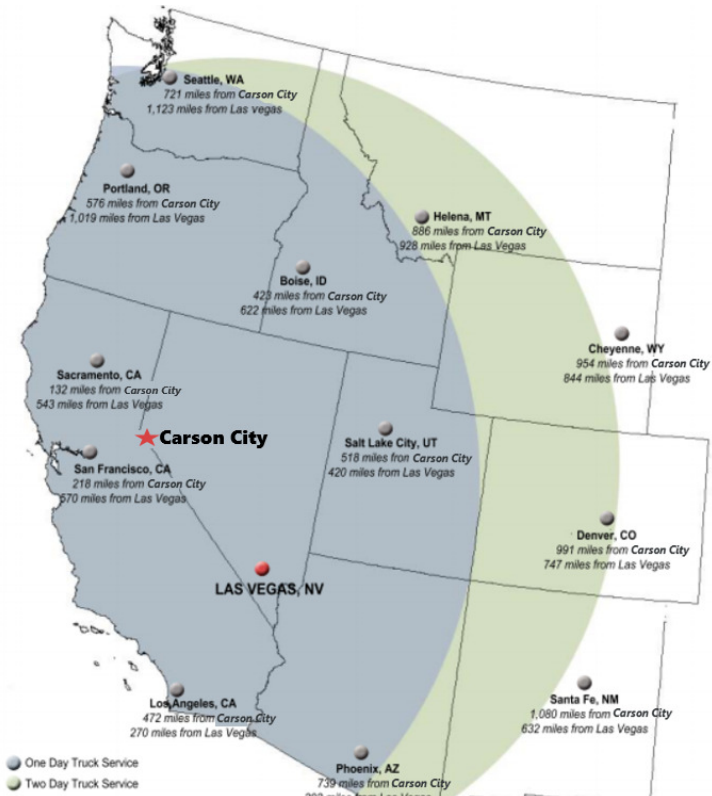


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Nevada Commercial Group LLC | www.nvccg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896



## The Nevada Advantage



## Geographic Location & Infrastructure

Nevada is a very low regulation and business friendly state. Coupled with a favorable tax environment and robust infrastructure make Nevada the ideal place for business and industry.

## Nevada State Tax System

- NO Corporate Income Tax
- NO Taxes on Corporate Shares
- NO Franchise Tax
- NO Personal Income Tax
- NO Franchise Tax on Income
- NO Inheritance or Gift Tax
- NO Unitary Tax
- NO Estate Tax
- Competitive Sales and Property Tax Rates!

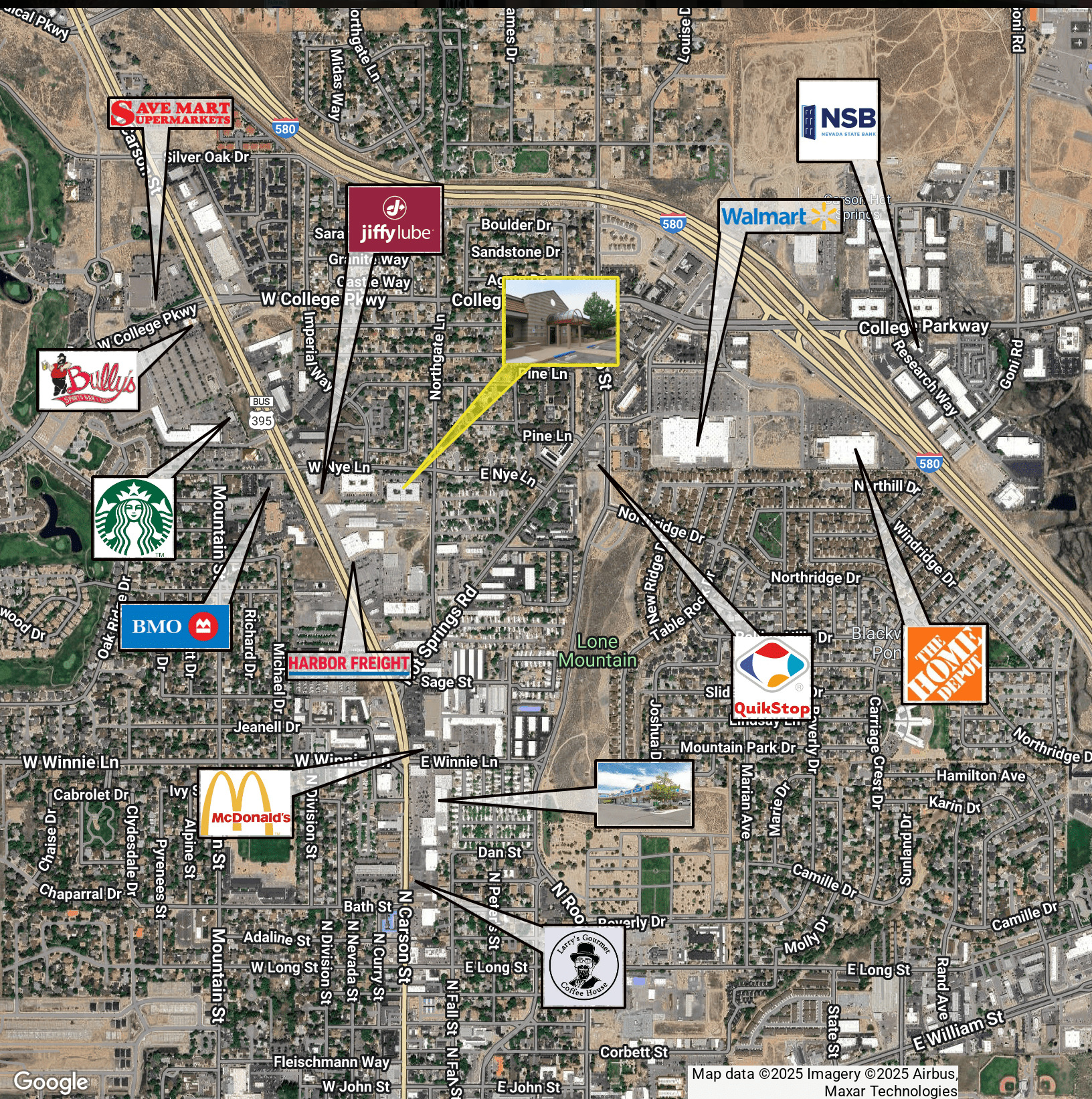
## Transportation

- Road: Close proximity to I-80, allowing for 1 day shipping to all major west coast cities including Seattle, San Francisco, Los Angeles, Salt Lake City, and Phoenix.
- Rail: Southern Pacific and Union Pacific connect Northern Nevada from the Pacific Coast to America's heartland and beyond.
- Air: Reno-Tahoe International Airport offers efficient and easy access to cargo & travel. The airport serves more than a dozen cities with nonstop flights, and more and 35 cities with a single stop. In addition, more than 114 million pounds of cargo flow through the airport annually.

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Location Map



Demographics Map & Report



<b>Population</b>	<b>0.25 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Population	1,093	4,170	11,766
Average Age	47.6	44.1	42.7
Average Age (Male)	44.3	43.6	41.8
Average Age (Female)	48.6	45.4	43.4
<b>Households &amp; Income</b>	<b>0.25 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	529	1,909	5,526
# of Persons per HH	2.1	2.2	2.1
Average HH Income	\$63,697	\$64,388	\$65,477
Average House Value	\$145,047	\$172,685	\$244,072

2020 American Community Survey (ACS)

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