

FOR SALE

242 WEST LIBERTY STREET



Office

PRODUCT TYPE



±3,437 SF

BUILDING SIZE



Reno

LOCATION



242



Dan Oster SIOR

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NAI Alliance



Property Highlights

242 W Liberty Street and 418 Flint Street are a striking set of Victorian buildings in the heart of downtown Reno, just 0.4 miles from the city's core. Built in 1916 and fully renovated in 2016, the ±0.15-acre property carries MD-RD zoning and a spot on the historic registry.

The multi-tenant layouts includes private treatment rooms, a reception area, and a separate lounge and kitchen, with each room individually plumbed for water. It's a flexible setup built for spa, salon, wellness, medical, or professional office use.

With I-80 just half a mile away and Reno-Tahoe Airport a 10-minute drive, this is a rare chance to own a one-of-a-kind asset in one of Reno's most sought-after neighborhoods.

Property Details

Address	242 W Liberty Street & 418 Flint Street Reno, NV 89501
Building Size (SF)	A: ±2,741 B: ±696 Total: ±3,437
Sale Price	\$1,200,000 (\$349/SF)
Lot Size	±0.15 AC
Tenancy	Multi
APN	011-181-14
Year Built	1916
Zoning	MD-RD — Mixed-Use Downtown Riverwalk District



FOR SALE || **242** WEST LIBERTY
STREET



Building A



Office

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Contact Broker

SALE PRICE



Now

AVAILABLE



Building A

NAI Alliance

FOR SALE || **242** WEST LIBERTY
STREET



Building A



Office

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±3,437

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Contact Broker

SALE PRICE



Now

AVAILABLE



Building B

NAI Alliance

FOR SALE

242 WEST LIBERTY STREET

80

SUBJECT

DISTANCE FROM SUBJECT

NEAREST  ON-RAMP	0.5 MI 3 MIN DRIVE
RENO-TAHOE AIRPORT	4.2 MI 10 MIN DRIVE
DOWNTOWN RENO	0.4 MI 3 MIN DRIVE
SOUTH RENO	11.5 MI 18 MIN DRIVE

Aerial Map


Office
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Contact Broker
SALE PRICE


Now
AVAILABLE

5-MILE KEY FACTS



246,657
POPULATION



4.0%
UNEMPLOYMENT



2.3
HOUSEHOLD
SIZE (AVG.)



37
MEDIAN
AGE

5-MILE INCOME FACTS



\$75,546

MEDIAN
HOUSEHOLD
INCOME



\$45,349

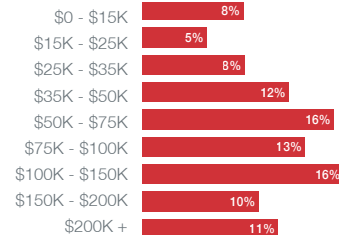
PER CAPITA
INCOME



\$111,815

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



11,915
BUSINESSES



157,378
EMPLOYEES

2025 AVERAGE DAILY TRAFFIC

9,050

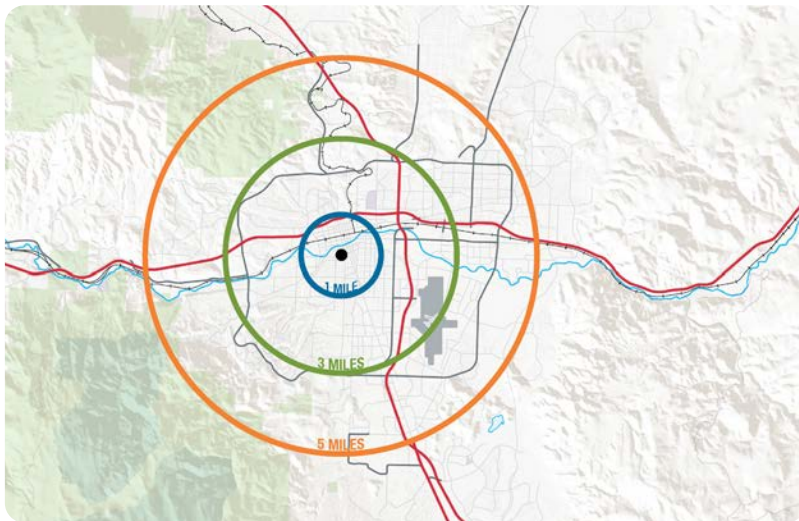
CALIFORNIA
AVENUE

4,850

WEST LIBERTY
DRIVE

10,600

VIRGINIA
STREET



Source: 5 Mile Demographic Profile by ESRI

Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

-  Corporate Income Tax
-  Corporate Shares Tax
-  Franchise Tax
-  Personal Income Tax
-  Franchise Tax on Income
-  Inheritance or Gift Tax
-  Unitary Tax
-  Estate Tax

Tax Abatement on

-  Sales & Use Tax
-  Modified Business Tax
-  Personal Property Tax
-  Real Property Tax (for Recycling)
-  Aviation Parts Tax
-  Data Center Tax

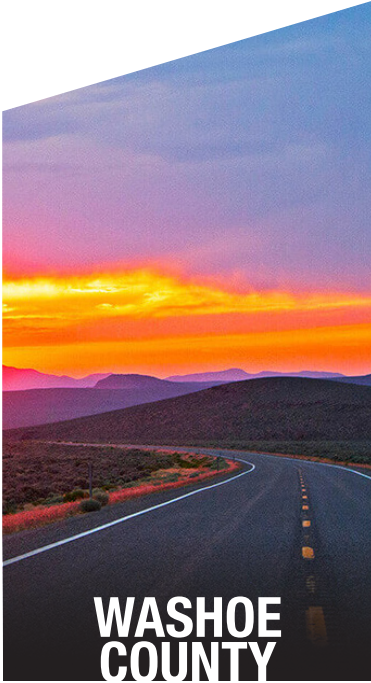


61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

-  The deferral of taxes
-  A reduction in taxes by 10 to 15 percent
-  The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development



WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



CITY OF RENO

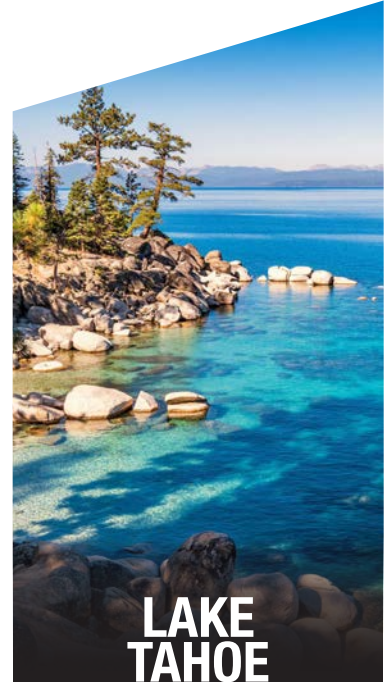
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



TRI CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

PREPARED BY



Dan Oster SIOR

Sr. Vice President & Principal

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Dan Oster, Broker of Record and a Founding Partner of NAI Alliance, is an investment specialist representing both buyers and sellers throughout the Reno/Tahoe area. His commercial real estate experience includes tenant representation, project leasing, investment sales, and owner/user sales. Dan earned his SIOR designation in 2015.

Dan's approach to client relationships begins with listening and understanding. Once Dan has a solid grasp of what a client needs, he works with them to identify and align their strategic interests with their financial and operational objectives and develop a real estate driven plan to achieve their goals. Dan provides his clients with a holistic approach to building wealth through real estate and focuses on exceeding client expectations every step along the way.

Prior to beginning his commercial real estate career in 2004, Dan spent eight years managing corporate information systems. Throughout his real estate career, Dan spent 14 years as an adjunct professor teaching Advanced Supply Chain Management to MBA students at the University of Nevada, Reno.

A fifth generation Nevadan, Dan grew up in Carson City, NV and attended the University of Nevada, Reno where he earned a Bachelor of Science in Management and a Master of Business Administration. He earned his real estate license in 2004.



Amanda Lavi

Director

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Amanda joined NAI Alliance in 2024 as a Retail specialist focusing on retail leasing and sales for both owners and occupiers. With her breadth of market knowledge and experience in brokerage, marketing, and property management, and her attention to detail, Amanda offers a high level of support to her clients.

Amanda is an active member of CREW, CCIM, and ICSC, and served as CREW of Northern Nevada's chapter president in 2024, and currently holds the position of President for CCIM of Northern Nevada. In 2019, Amanda and her previous team won The Summit Awards Retail Broker of the Year award, and Amanda has won multiple CoStar Power Broker Awards.

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