

For Sale

1,007 SF | \$330,000  
Office Condo  
Space



# Suite 8 - Lake Village Professional Building

295 Highway 50 Suite 8  
Stateline, Nevada 89448

## Property Highlights

- Two (2) large private offices
- One (1) conference room
- Large open office/work area
- Covered parking available
- Shared common area restrooms
- Suite 8 offers 1,007 SF with the ability to expand into contiguous available suites for a combined total of up to 2,520 SF.
- Positioned in tax-friendly Nevada, benefiting from favorable business, tax, and regulatory advantages.

## Offering Summary

Sale Price:	\$330,000
Building Size:	1,007 SF

Demographics	5 Miles	50 Miles	100 Miles
Total Households	9,478	299,389	1,386,830
Total Population	21,568	740,545	3,762,656
Average HH Income	\$142,053	\$115,966	\$117,363

## For More Information

**Scott Fair**

O: 530 525 2304  
sfair@naitahoesierra.com | NV #BS.0144220

**BROCHURE**

**295 Highway 50 Suite 8, Stateline, NV 89448**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

For Sale

1,007 SF | \$330,000  
Office Condo  
Space



**BROCHURE**

**295 Highway 50 Suite 8, Stateline, NV 89448**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For Sale

1,007 SF | \$330,000  
Office Condo  
Space

**BROCHURE**

**295 Highway 50 Suite 8, Stateline, NV 89448**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# For Sale

1,007 SF | \$330,000  
Office Condo  
Space



**BROCHURE**

**295 Highway 50 Suite 8, Stateline, NV 89448**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.