

**MLS All Fields**

**MLS #:** 260004813  
**Status:** Active  
**List Price:** \$339,000  
**Property Type:** Commercial Sale  
**Property Sub Type:** Mixed Use

**Address:** 8660 US Highway 50  
**City:** Stagecoach  
**State Or Province:** NV  
**Zip Code:** 89429

**Property Information**

<b>Input Date:</b> 04/21/2026	<b>County:</b> Lyon	<b>Business Name:</b> NONE
<b>Stories:</b> 1	<b>Parcel Number:</b> 015-432-12	<b>Availability Date:</b> 04/21/2026
<b>Building Area Total:</b> 2,100	<b>Tax Annual Amount:</b> \$632.54	<b>Lot Size Acres:</b> 2.08
<b>Building Area Source:</b> Assessor	<b>Spl Assmts/Bonds OthrThn CIC:</b> \$0	<b>Lot Size Square Feet:</b> 90,605
<b>Year Built:</b> 1994	<b>Zoning:</b> C2-RR1T	<b>List Price/Acre:</b> \$162,980.77
<b>List Price/SqFt:</b> \$161.43	<b>Zoning Source:</b> Assessor	<b>Cooling YN:</b> Yes
	<b>ADA Compliant YN:</b> No	<b>Fireplace YN:</b> No
	<b>Community Name:</b> Stagecoach CDP	<b>Heating YN:</b> Yes

**Cross Street:** Apache**Directions:** US Highway 50, Apache, Frontage Rd.**Latitude:** 39.362345 **Longitude:** -119.373846**Listing Information**

<b>Special Listing Conditions:</b> None	<b>Original List Price:</b> \$339,000	<b>Listing Contract Date:</b> 04/21/2026
<b>Possession:</b> Close Of Escrow	<b>Original Entry Timestamp:</b> 04/21/2026	
<b>Comp Sale YN:</b> No	<b>Days on Market:</b> 0	
	<b>Cumulative Days on Market:</b> 0	

**Features**

<b>Association Fee Includes:</b> None	<b>Lot Features:</b> Level
<b>Building and Property Details:</b> Tenant Improvement Allowance YN: No	<b>Other Structures:</b> Outbuilding; Shed(s)
<b>Building Features:</b> Auto Bay(s); Delivery Door; Drive-In Loading; Enclosed Storage; Private Restroom(s)	<b>Overhead Doors:</b> 8x10; Other
<b>Business Type:</b> Auto Service; Storage; Warehouse; Other	<b>Parking Features:</b> Accessible Parking; Additional Truck Parking; On Site; Parking Lot; Unpaved
<b>CAM Or Management Company:</b> CAM YN: No	<b>Road Frontage Type:</b> Public
<b>City Limits:</b> Inside City Limits	<b>Road Responsibility:</b> Public Maintained Road
<b>Common Walls:</b> No Common Walls; No One Above; No One Below	<b>Road Surface Type:</b> Paved
<b>Type of Construction:</b> Site/Stick-Built	<b>Roof:</b> Metal; Pitched
<b>Construction Materials:</b> Attic/Crawl Hatchway(s) Insulated; Foam Insulation; Frame; Metal Siding	<b>Security Features:</b> Security Lights
<b>Cooling:</b> Evaporative Cooling	<b>Sewer:</b> Septic Tank
<b>Documents Available:</b> None	<b>Special Information:</b> Covenants Conditions Restrictions YN: No
<b>Electric:</b> 110 Volts; 220 Volts	<b>Special Listing Conditions:</b> None
<b>Fencing:</b> Chain Link; Partial; Split Rail	<b>Sprinklers:</b> None
<b>Flooring:</b> Concrete	<b>Utilities:</b> Electricity Available; Electricity Connected; Natural Gas Available; Natural Gas Connected; Phone Available
<b>Foundation Details:</b> Concrete Perimeter	<b>Water Heater:</b> None
<b>Heating:</b> Natural Gas; Wall Furnace	<b>Water Rights:</b> Water Rights YN: No
<b>Income and Expenses:</b> Income Info Withheld YN: No; Annual Debt Service: 0; Annual Income & Expenses: Vacant; Cap Rate: 0; Gross Scheduled Income: 0; Net Operating Income: 0; Total Actual Rent: 0; Trash Expense: 0; Vacancy Allowance: 0	<b>Water Source:</b> Well
<b>Interior Walls:</b> Sheetrock	<b>Window Features:</b> Metal Frames
<b>Laundry Features:</b> None	
<b>Levels:</b> One	
<b>Listing Terms:</b> 1031 Exchange; Cash; Conventional; FHA	
<b>Location of Property:</b> Rural Area	

**Public Remarks**

Positioned in the heart of one of Nevada's fastest-growing areas, just 8 miles from the USA Parkway junction and 24 miles from the state capital, this newly updated 2,100 sq ft shop is ready to support your business. With full Highway 50 visibility and convenient frontage-road access, your customers will have no trouble finding you. The level lot features a spacious shop with three roll-up bay doors plus a generous office area. The owner has invested in extensive upgrades, including new sheetrock, interior insulation, updated lighting, an updated electrical panel, a new gas heater, refreshed bathroom fixtures, and more. The result is a clean, code-ready commercial space suitable for a wide range of business opportunities. Dual zoning adds even more flexibility, allowing you to establish a residence close to your investment. This C2-RR1T zoned property offers the visibility, convenience, and versatility that growing businesses need. Schedule your showing today and see the potential for yourself. The Cell Tower Lease on the property does not convey with this sale. Please contact LA for details.



**Judy Walker**  
**License #BS.50957**  
Cal Neva Realty  
1621 US Highway 395 N Ste 200  
Minden, NV 89423  
775-230-1411  
775-473-9531  
[jlwhomesnv@gmail.com](mailto:jlwhomesnv@gmail.com)

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