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Carson City, NV

# 2530 Empire Ranch Road For Sale

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\$690,000

Sale Price

±1,710

SF Office

30

Self Storage Units

008-292-19

APN

GC

Zoning



## Investment Summary

This self-storage investment opportunity is in Northern NV between the greater Carson City and Reno metro area. Empire Ranch Storage enjoys a prime location directly off Highway 50 and 580 in central Carson City, NV. Empire Ranch offers exclusive drive-up units, and office space for rent. Empire Ranch has major upside in income, with large upside in value for an investor or owner. This will be a great passive income property for multiple types of investors and stabilizing into a mature self-storage investment. With a total of 30 self-storage units, and 4 private office units this property makes a great income producing asset.

## Investment Highlights

- Owner managed facility with upside in Carson City
- Total 4 office suites – 1,710 SF
- Total 30 storage units – with attractive size ranges offering a great mix of storage options.
- Potential to add fenced yard space
- Prime location in Carson City, with corner lot visibility
- 0.34 Acres total

Sale Price: \$690,000

# Unit Mix

| Unit Mix            | # of Units | SF           | Rate    | Potential Total/Mo |
|---------------------|------------|--------------|---------|--------------------|
| <b>Indoor Units</b> |            |              |         |                    |
| 10 x 10             | 17         | 1,700        | \$115   | \$1,955            |
| 10 x 20             | 2          | 400          | \$185   | \$370              |
| 10 x 5              | 11         | 550          | \$85    | \$935              |
| <b>Office Units</b> |            |              |         |                    |
| 10 x 21             | 1          | 210          | \$900   | \$900              |
| 13 x 24             | 1          | 312          | \$1,700 | \$1,700            |
| 16 x 38             | 1          | 608          | \$2,175 | \$2,175            |
| 20 x 29             | 1          | 580          | \$2,175 | \$2,175            |
| <b>Indoor</b>       | <b>30</b>  | <b>2,650</b> |         | <b>\$3,260</b>     |
| <b>Office</b>       | <b>4</b>   | <b>1,710</b> |         | <b>\$6,950</b>     |
| <b>Totals</b>       | <b>34</b>  | <b>4,360</b> |         | <b>\$10,210</b>    |

Gross Potential Annual Rents >>> \$122,520

Leased

|           |           |
|-----------|-----------|
|           | 5x10 #24  |
| 10x20 #27 | 10x10 #25 |
|           | 10x10 #26 |

|           |           |
|-----------|-----------|
| 5x10 #23  | 5x10 #19  |
| 10x10 #22 | 10x10 #0  |
| 10x10 #21 | 10x10 #20 |

|           |           |
|-----------|-----------|
| 5x10 #18  | 5x10 #13  |
| 10x20 #16 | 10x10 #14 |
|           | 10x10 #15 |

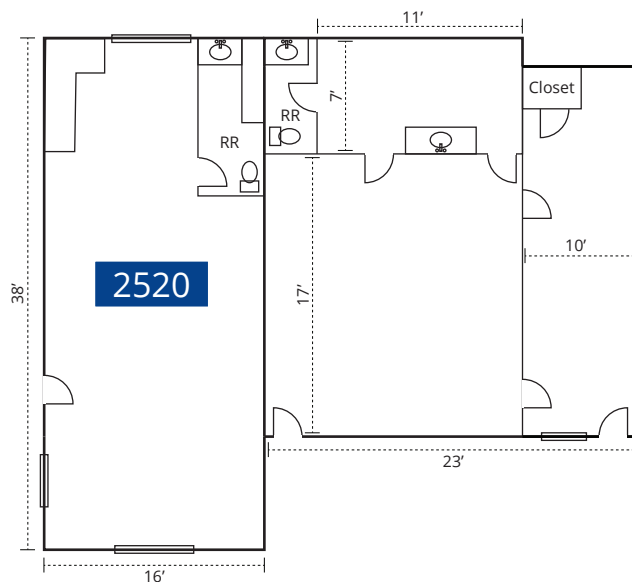
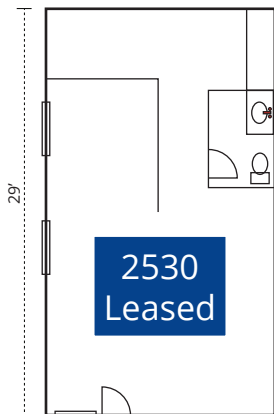
|           |          |
|-----------|----------|
| 5x10 #12  | 5x10 #4  |
| 10x10 #11 | 10x10 #5 |
| 10x10 #10 | 10x10 #9 |

|          |
|----------|
| 5x10 #3  |
| 10x10 #2 |
| 10x10 #1 |

|          |
|----------|
| 5x10 #28 |
| 5x10 #29 |
| 5x10 #30 |

|          |          |          |
|----------|----------|----------|
| 10x10 #8 | 10x10 #7 | 10x10 #6 |
|----------|----------|----------|

# Office Units



# Projected Income

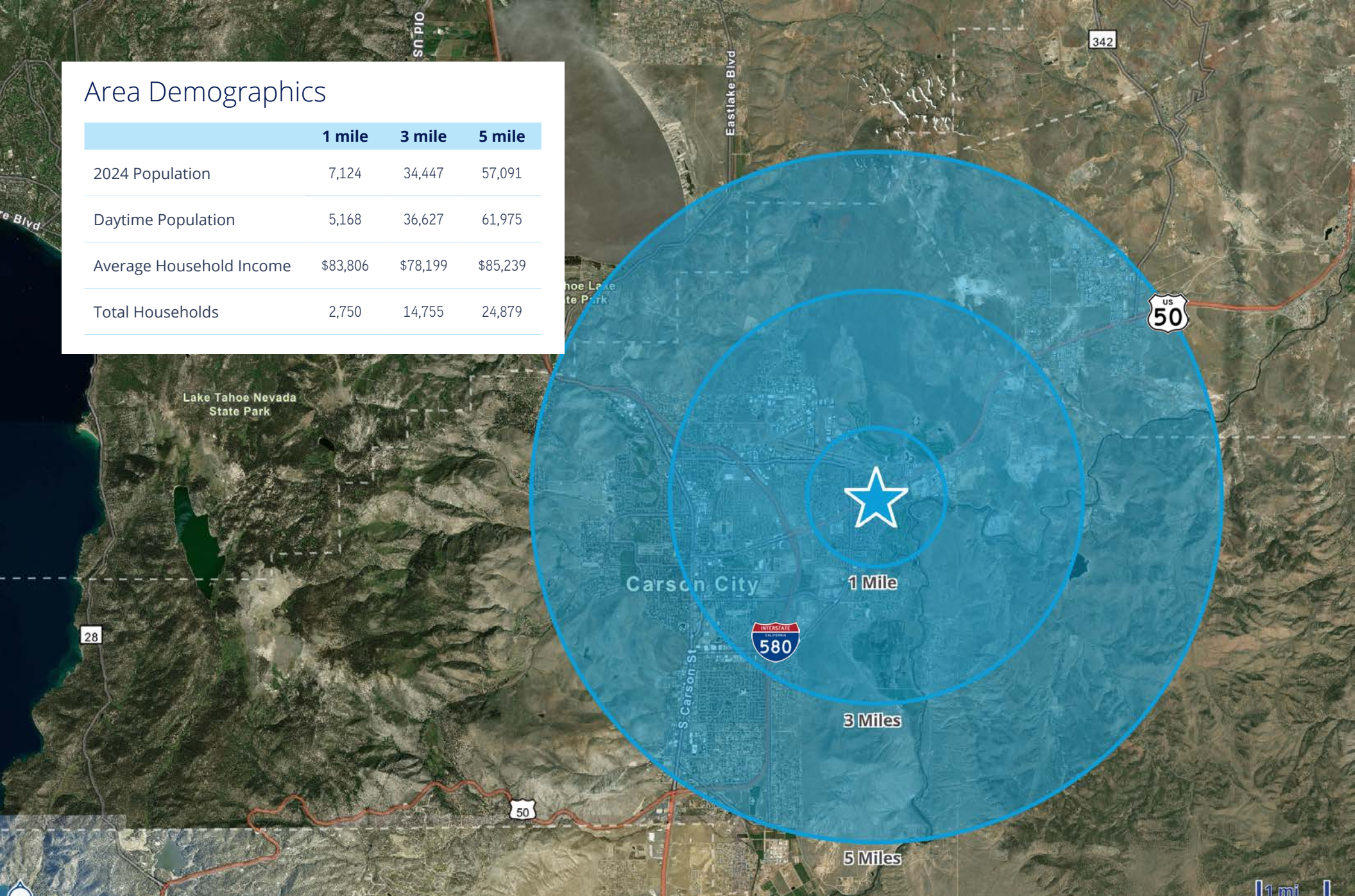
| Current Income                |                   | Projected Income |            |            |            |            |            |            |            |            |            |            |            |
|-------------------------------|-------------------|------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Current Profits               | Current (Monthly) | Mo 1             | Mo 2       | Mo 3       | Mo 4       | Mo 5       | Mo 6       | Mo 7       | Mo 8       | Mo 9       | Mo 10      | Mo 11      | Mo 12      |
| Storage Units Rents           | \$1,209           | \$1,635          | \$1,805    | \$2,035    | \$2,035    | \$2,265    | \$2,435    | \$2,605    | \$2,835    | \$2,835    | \$3,005    | \$3,175    | \$3,175    |
| Office Units Rents            | -                 | -                | -          | -          | \$2,175    | \$2,175    | \$2,175    | \$3,875    | \$3,875    | \$6,050    | \$6,050    | \$6,050    | \$6,050    |
| TOTAL GROSS INCOME (Mo)       | \$1,209           | \$1,635          | \$1,805    | \$2,035    | \$4,210    | \$4,440    | \$4,610    | \$6,480    | \$6,710    | \$8,885    | \$9,055    | \$9,225    | \$9,225    |
| TOTAL GROSS INCOME (Yr)       | \$14,513          | -                | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          |
| Operating Expenses            | Current (Monthly) | Mo 1             | Mo 2       | Mo 3       | Mo 4       | Mo 5       | Mo 6       | Mo 7       | Mo 8       | Mo 9       | Mo 10      | Mo 11      | Mo 12      |
| Insurance                     | \$351.58          | \$353.92         | \$353.92   | \$353.92   | \$353.92   | \$353.92   | \$353.92   | \$353.92   | \$353.92   | \$353.92   | \$353.92   | \$353.92   | \$353.92   |
| LLC and Permits               | \$80.00           | \$1,700.00       | \$1,700.00 | \$1,700.00 | \$1,700.00 | \$1,700.00 | \$1,700.00 | \$1,700.00 | \$1,700.00 | \$1,700.00 | \$1,700.00 | \$1,700.00 | \$1,700.00 |
| Repairs                       | \$130.00          | \$220.00         | \$220.00   | \$220.00   | \$220.00   | \$220.00   | \$220.00   | \$220.00   | \$220.00   | \$220.00   | \$220.00   | \$220.00   | \$220.00   |
| Supplies                      | \$114.00          | \$230.00         | \$230.00   | \$230.00   | \$230.00   | \$230.00   | \$230.00   | \$230.00   | \$230.00   | \$230.00   | \$230.00   | \$230.00   | \$230.00   |
| Taxes                         | \$424.55          | \$143.33         | \$143.33   | \$143.33   | \$143.33   | \$143.33   | \$143.33   | \$143.33   | \$143.33   | \$143.33   | \$143.33   | \$143.33   | \$143.33   |
| Utilities                     | \$600.00          | \$150.00         | \$150.00   | \$150.00   | \$150.00   | \$150.00   | \$150.00   | \$150.00   | \$150.00   | \$150.00   | \$150.00   | \$150.00   | \$150.00   |
| Total Operating Expenses (Mo) | \$1,700.13        | \$2,797.25       | \$2,797.25 | \$2,797.25 | \$2,797.25 | \$2,797.25 | \$2,797.25 | \$2,797.25 | \$2,797.25 | \$2,797.25 | \$2,797.25 | \$2,797.25 | \$2,797.25 |
| Total Operating Expenses (Yr) | \$20,401.56       | -                | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          |
| NET OPERATING INCOME (Mo)     | \$(491)           | \$(1,162)        | \$(992)    | \$(762)    | \$1,413    | \$1,643    | \$1,813    | \$3,683    | \$3,913    | \$6,088    | \$6,258    | \$6,428    | \$6,428    |

# Projected NOI

| Projected NOI        |                                             |
|----------------------|---------------------------------------------|
| Storage Units        | \$3,175                                     |
| Office Units         | \$6,050                                     |
|                      | \$9,225.00 Monthly                          |
|                      | \$110,700.00 Yearly *Based on 95% Occupancy |
|                      | (\$20,402) Less OPEX                        |
| NET OPERATING INCOME | \$90,298.44                                 |

## Area Demographics

|                          | 1 mile   | 3 mile   | 5 mile   |
|--------------------------|----------|----------|----------|
| 2024 Population          | 7,124    | 34,447   | 57,091   |
| Daytime Population       | 5,168    | 36,627   | 61,975   |
| Average Household Income | \$83,806 | \$78,199 | \$85,239 |
| Total Households         | 2,750    | 14,755   | 24,879   |



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