

For Sale

Office or Redevelopment Property
2,289 SF Building on 0.42 acre Lot

1121 University Terrace,
Reno, NV 89503



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Property Summary

Well located off Keystone Avenue in Northwest Reno with outstanding access to I-80 and residential housing, the University of Nevada and downtown Reno. The property was built in 1949 but was purchased by the current owner/occupant and completely remodeled in 2020. Extensive renovations to build it out as a design studio and office for a custom construction company were completed along with a new metal roof, new heating and plumbing, new garage door, new retaining wall in the rear, new security gate for the rear of the property, full interior renovation and an addition to the property.

The structure is 2,289 SF and is situated on a 0.42 acre lot. The property is zoned Professional Office (PO). There is ample parking in the front of the property (6+ spaces) as well secured rear area for additional parking or storage. In addition, there is a finished 420 SF garage and a custom outdoor patio area. The property is ideal for construction trades, office users and buyers looking for a property with ability to add or redevelop. Lot is landscaped with grass and mature trees. The property has been very well cared for and is in great condition with exceptional curb appeal. Occupying business, can be, but does not need to be sold separately.

Layout Description

With little available product in this submarket, this is an outstanding opportunity. The layout includes three private offices, conference area, main restroom, break area/kitchen, reception area with welcoming entry including a fireplace, and large open area currently utilized as a showroom. Layout can easily be adapted for other uses. The finishes are high-end and custom making this a must see property. In addition, there is storage area with an office and restroom. The outdoor area has been custom designed for an outdoor kitchen and covered patio seating. There is also an additional storage shed. Fixtures and equipment can be purchased.

Asking Price: \$1,250,000

**Please do not disrupt the occupant,
showings must be by appointment only.**



Property Highlights



Well Located in Northwest Reno



Complete Remodel Including Building Systems in 2020



Lush Landscaping & Great Curb Appeal



Easy Access to Interstate-80



Professional Office Zoning Allows for Multiple Purposes



Large Lot: 0.42 Acres with Fenced Rear Storage Area



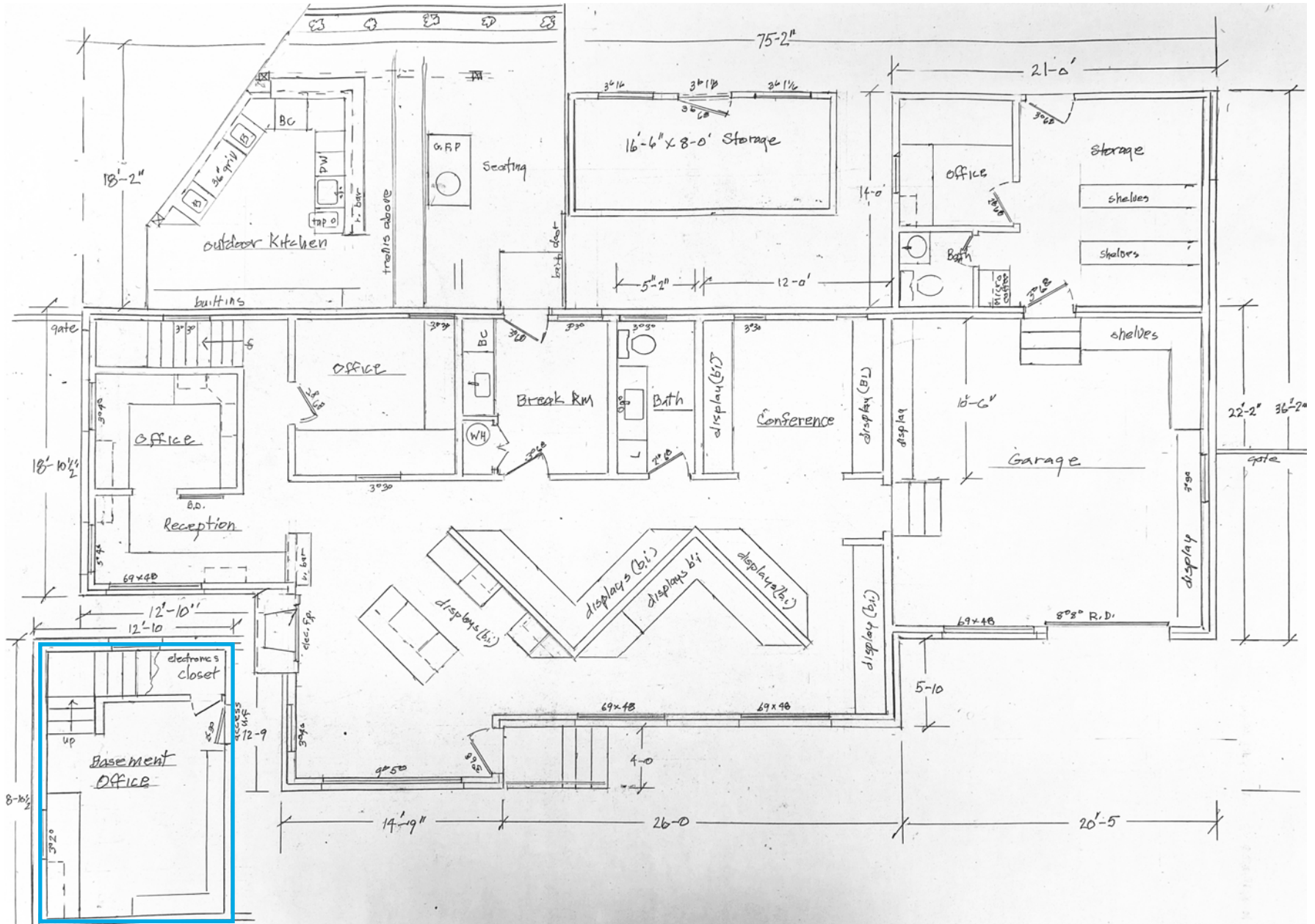
Furniture & Fixtures Available for Purchase Separately



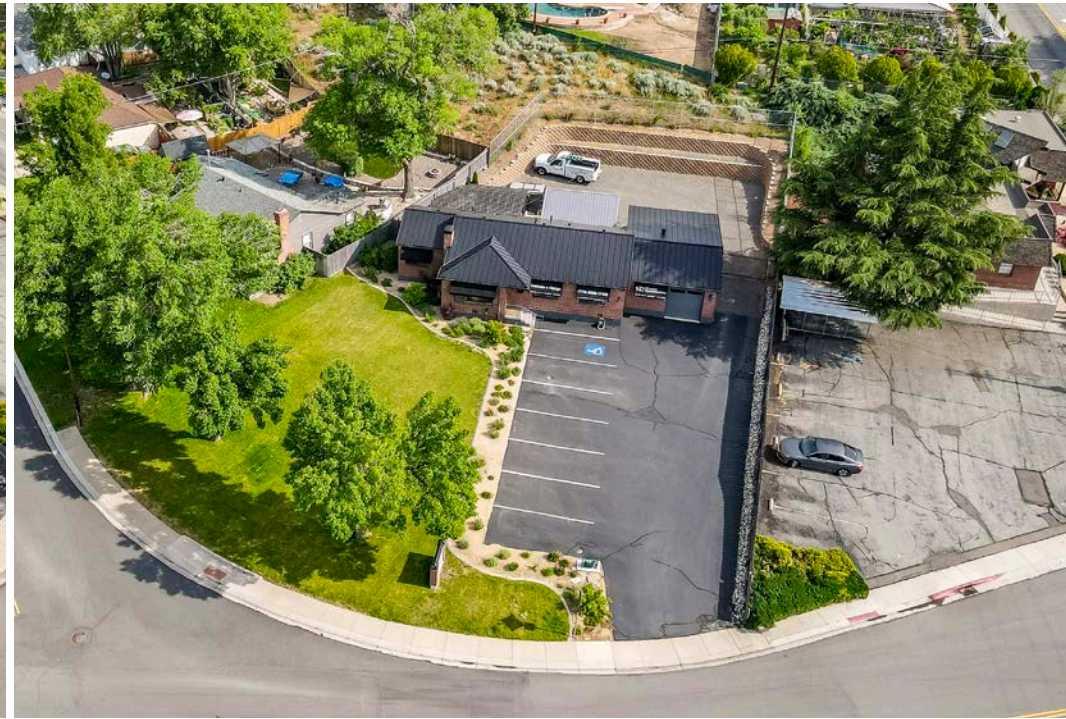
Parking - Garage, Front Lot (6 spaces) & Fenced Rear Lot

Building Layout

Finished Basement



Exterior Photos



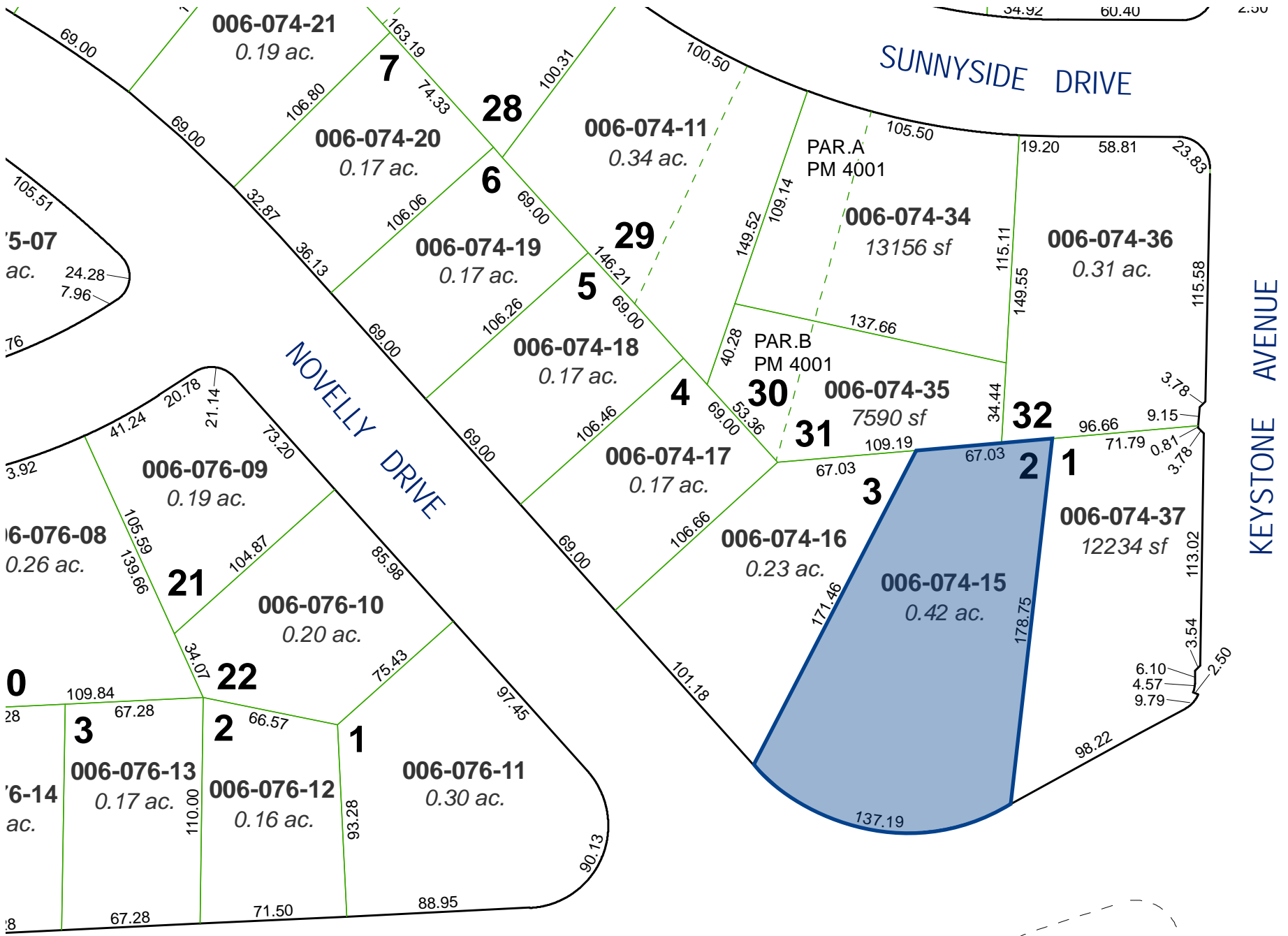
Interior Photos



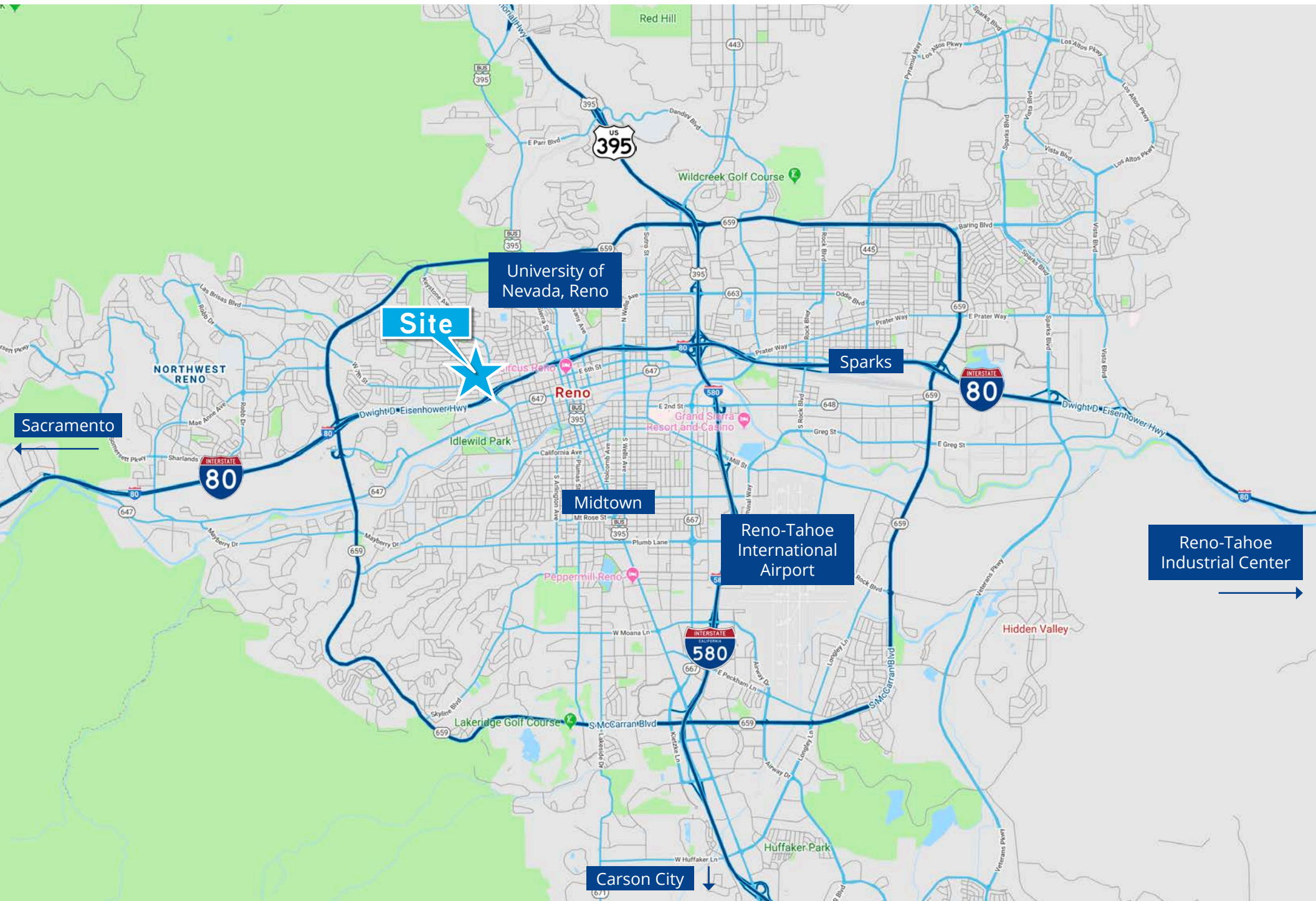
Property Aerial



Parcel Map



Regional Location





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Surrounding Amenities



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