

FOR SALE > .44 ACRE LOT & 2 COMMERCIAL BUILDINGS

1093 & 1095 E. Taylor

RENO | NEVADA



Asking Price > ~~\$1,134,027~~ \$849,000 (\$60.25 PSF)

Sale includes Office Building & adjacent warehouse with parking lot

Office Building - 1095 E. Taylor
11,691+sf
Two-story office building
with finished basement

Warehouse - 1093 E. Taylor
2,400+sf
Warehouse with 3 roll-up doors
13 Parking Spaces

For more information,
please contact:

BUILDING FEATURES:

- > Built in 1956 with a major remodel in 1987
- > Property is well located in central Reno with access to Kietzke Lane, Mill Street, Kirman, S. Virginia and Plumb Lane. Property is at the corner of Yori and E. Taylor.
- > Located in a generally residential neighborhood but is easily accessible to major streets and thoroughfares.
- > Please use a large map of Reno-Sparks and zone in on a close-up of the attached aerial. The buildings are on Taylor (west of Yori).
- > Use the floor plans and put the following information under each respective floor:
 - First floor – entry, reception area with waiting room, 2 private offices with room for admin, large conference areas, plenty of storage
 - Upper level – includes nine offices, conference room, work area, three restrooms (one office with private restroom)
 - Lower level – full kitchen, large meeting area with fireplace, and plenty of storage spaces/rooms.

Reno Team

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The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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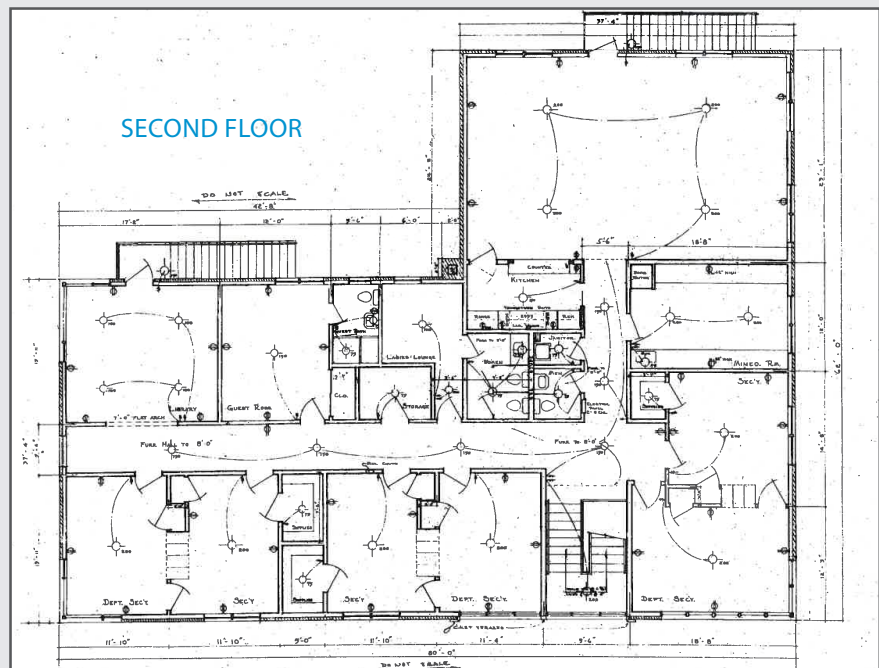
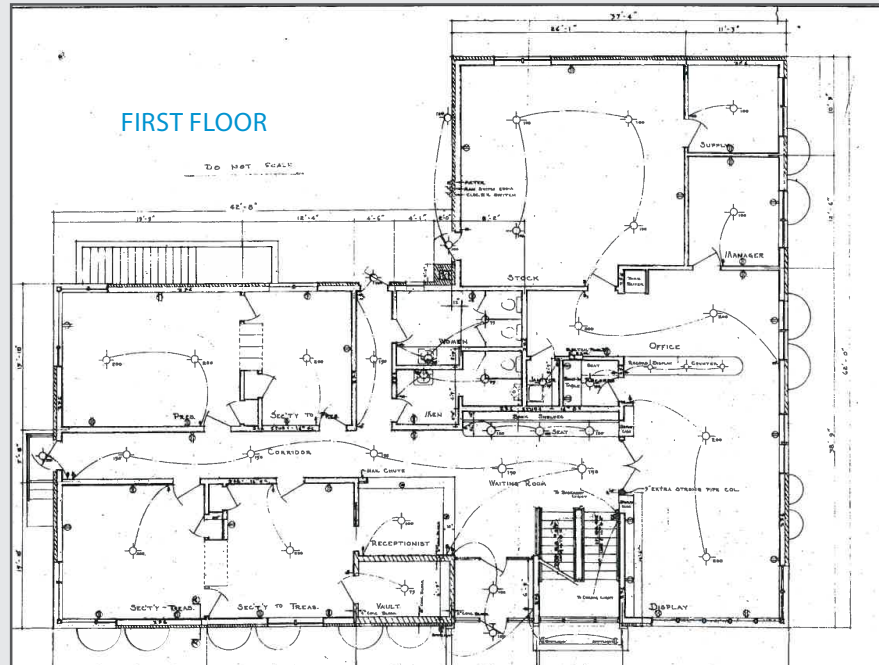


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1095 E. TAYLOR - FLOOR PLANS

Office building also has a lower level - no floor plan on file



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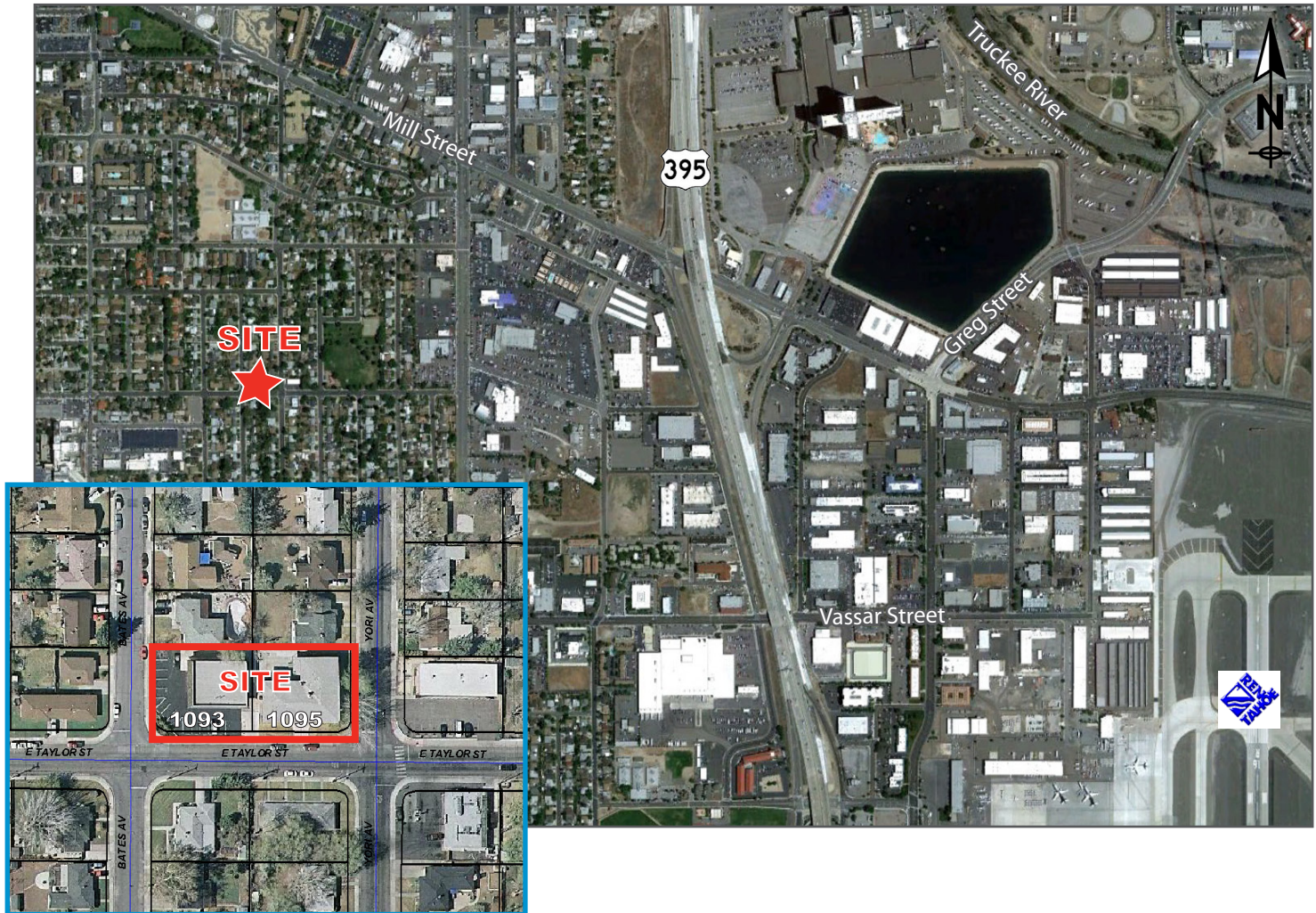
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AERIAL



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