

FOR SALE
LEASED INVESTMENT

641 South Rock Blvd.
SPARKS, NV 89431

STARK
ACCELERATORS
COMMERCIAL REAL ESTATE

3,350± SF FULLY LEASED LICENSED PAWN SHOP FOR SALE



PROPERTY DESCRIPTION

- 3,350 ± SF Retail Store on .25± Acres
- Call for Lease Details and NOI
- SUP for Pawn Shop in Place
- Parking Lot Re-done in 2025
- Secured Retail Shop with Backroom with a restroom and storage area

PROPERTY HIGHLIGHTS

- Located on the busy intersection of South Rock Blvd. and Glendale Avenue
- Easy Access to Interstate 80 – Less than .5 miles to I-80 On Ramp
- Traffic Counts 18,600 on South Rock and 13,000 on Glendale
- Do Not Disturb Tenants – Call for Tours

OFFERING SUMMARY

BUILDING

3,350± SF

PRICE

\$1,600,000

ZONING

Industrial

LAND

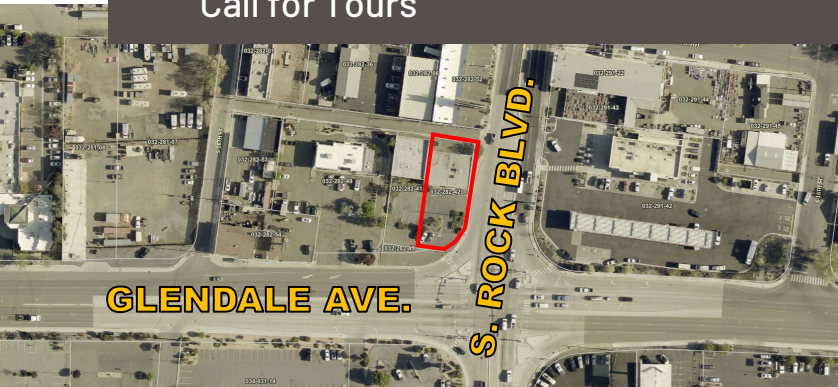
.25± Acres

APN

032-282-42

YEAR BUILT

1966



KEN STARK



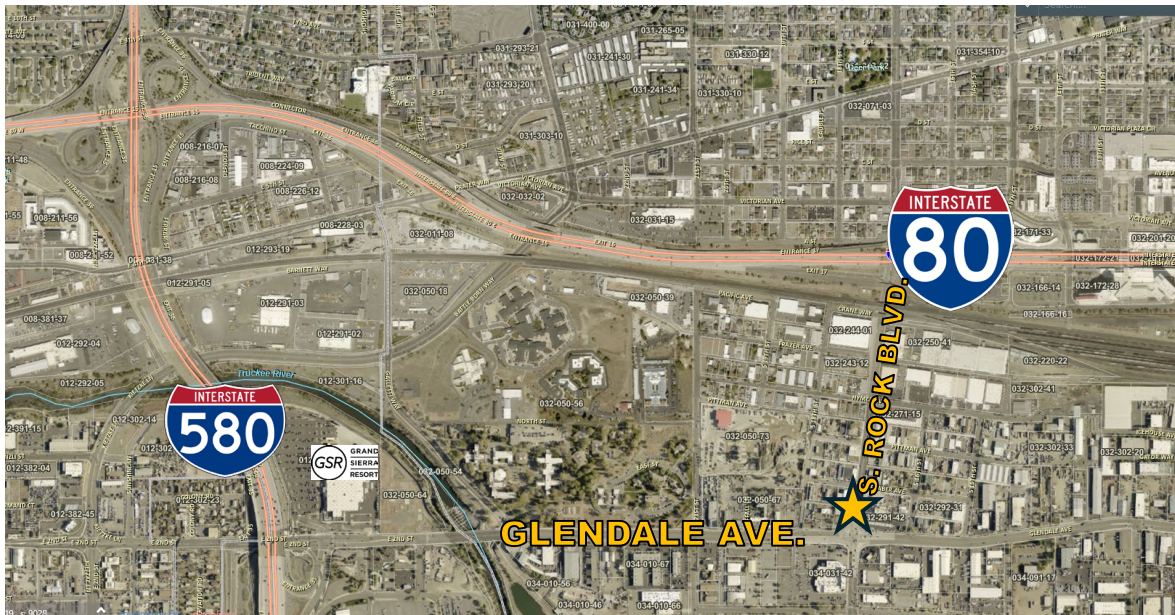
775.825.4400

NVLICENSE #: B.35722.CORP

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WWW.STARK.REALESTATE

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