

FOR SALE

81 N C Street

81 N C Street
Virginia City, NV 89440

\$1.25M
PRICE

ALEX MENDOZA

Broker

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AMRE

505 Walker Ave
Reno, NV 89509
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AMRE

Executive Summary

81 N C Street · Virginia City, NV 89440

 PRICE

\$1,250,000

 PRICE/SF

\$466.07

We are pleased to present this mixed-use property located in the downtown corridor of Virginia City. The property features approximately 2,682 square feet with a combination of retail/commercial and residential space, offering flexibility for owner-users, investors, or live/work occupancy. The street-level commercial space benefits from strong visibility and pedestrian traffic, while the residential component provides additional income potential or on-site living accommodations. The property may also be delivered fully furnished, subject to terms of sale.

The property combines updated infrastructure with preserved historic elements and is well suited for retail and residential use in one of Northern Nevada's established tourism and commercial districts.

PROPERTY DATA

Building SqFt	2,682
Year Built	1990
Lot Size (Acres)	0.060
Parcel ID	00108610
Zoning	CR;COMM/RE
County	Storey

Investment Highlights

The property underwent a full extension and renovation completed in 2019, including:

- All new commercial-grade electrical wiring
- All new plumbing and wastewater lines
- Instantaneous gas hot water heater
- New 3-zone HVAC system
- Closed-cell spray foam insulation
- Fire suppression system
- Zero-threshold showers (guest shower configured for optional claw foot tub installation)
- Interior features include:
 - Original Virginia City church stained glass windows at stairway landing
 - Original Virginia City 14-foot bar/counter
 - 150-year-old stair banister and newel on commercial side
 - 150-year-old floor-to-ceiling cabinet on mezzanine
 - Wide plank engineered hardwood floors
- Kitchen upgrades include:
 - Wolf stove and oven
 - Bosch concealed dishwasher
 - Motion sensor kitchen faucet

Asking Price	\$1,250,000
Price/SF	\$466.07
Building SF	2,682
Year Built	1990
Lot Size	0.060



39.3118°N, 119.6488°W

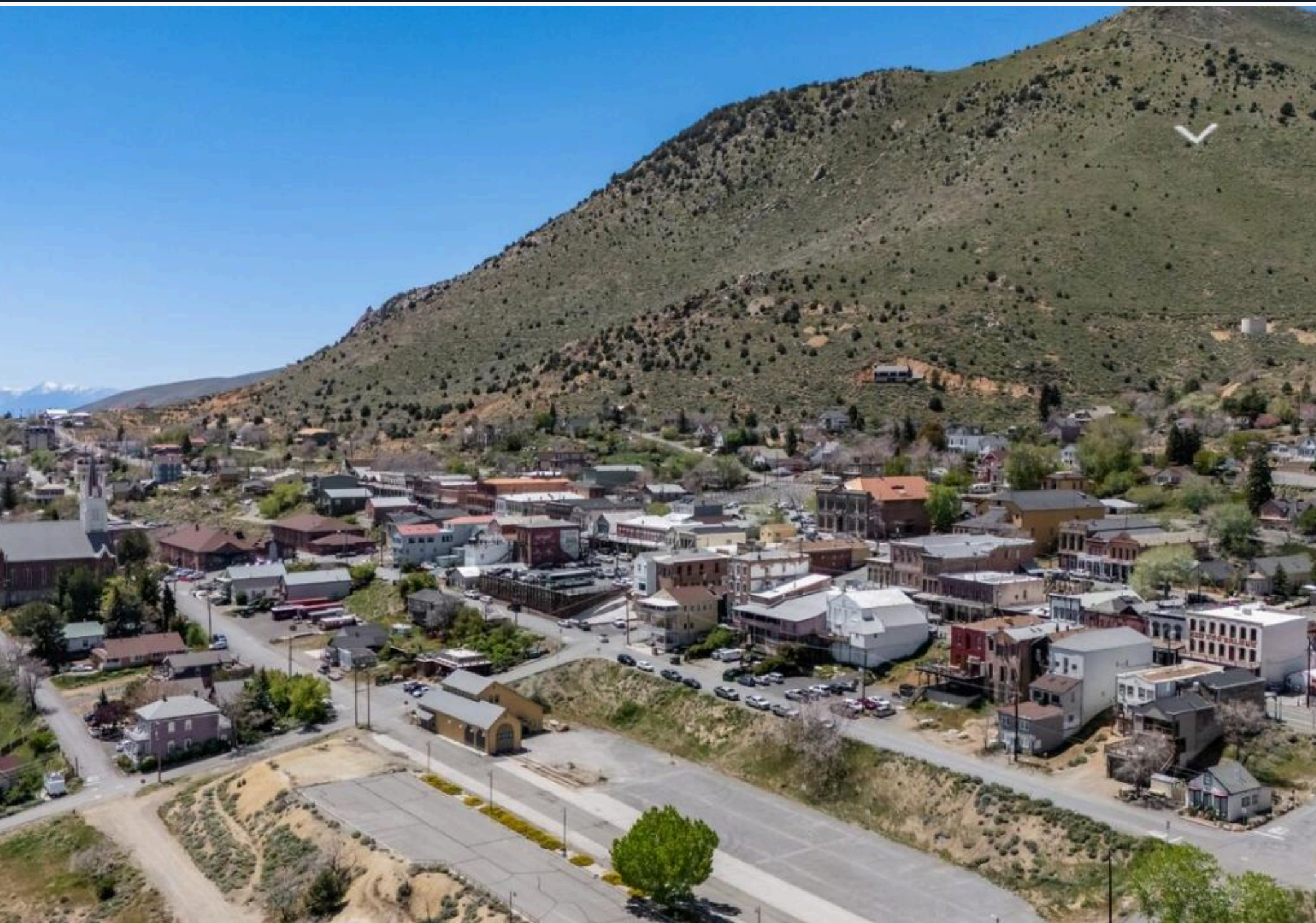


ES ARE APPROXIMATE



C ST.















FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 1,175 sq.ft. FLOOR 2 1,679 sq.ft. FLOOR 3 323 sq.ft.
 TOTAL 3,176 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Market Overview



POPULATION
855

AREA
0.9 sq mi

ELEVATION
6,148 ft

COUNTY
Storey County

INCORPORATED
1859

STATE
Nevada

Market Overview: Virginia City, NV

Virginia City is a historic town in Storey County, Nevada, United States. It was established in 1859 after the discovery of the Comstock Lode, one of the first major silver deposits in the United States, and rapidly developed into one of the most important mining centers of the American West. At its peak in the mid-1870s, Virginia City had an estimated population of 25,000 residents and served as a center of mining finance, engineering, and innovation.

Mining output declined after 1878, and the population fell sharply, but many historic buildings survived. The town played a significant role in Nevada's economic development. It is closely associated with writers such as Mark Twain, who began his career there. In the 20th century, Virginia City's historic area was preserved, and the town was designated a National Historic Landmark District in 1961. As of the 2020 census, the population was 787.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS

Population	758
Median HH Income	\$125,210
Households	364

3-MILE RADIUS

Population	986
Median HH Income	\$123,928
Households	452

5-MILE RADIUS

Population	5,978
Median HH Income	\$89,831
Households	2,393

Source: ESRI / ArcGIS Business Analyst

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PRESENTED BY

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