

Property Summary



Property Description

On the West side of Carson City, adjacent to the Carson Tahoe hospital, blocks from the Carson City historical district, and minutes to the new Carson Tahoe Regional medical center. The property is surrounded by large trees and views of the mountains and is an area consisting of medical and professional uses.

Property Highlights

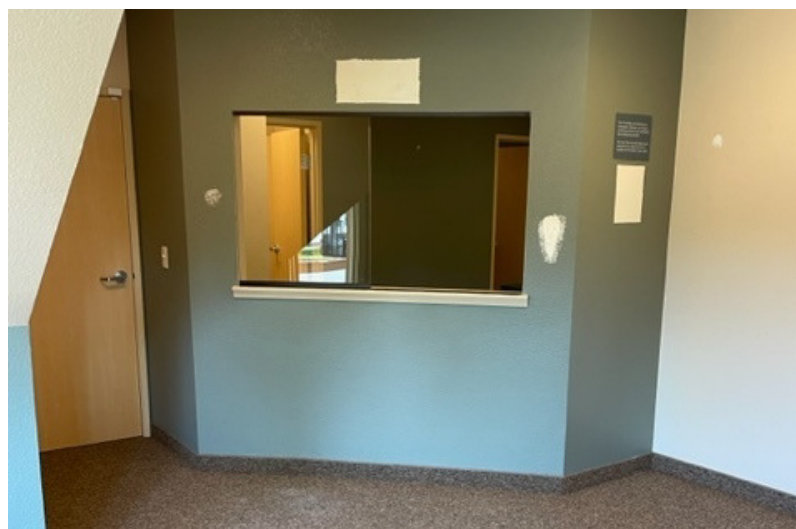
- Year Built: 1985
- Two story redwood building, with tenant
- Completely renovated to current codes
- ADA access
- Elevator
- New electrical, sinks/cabinets, carpet/paint/doors

Offering Summary

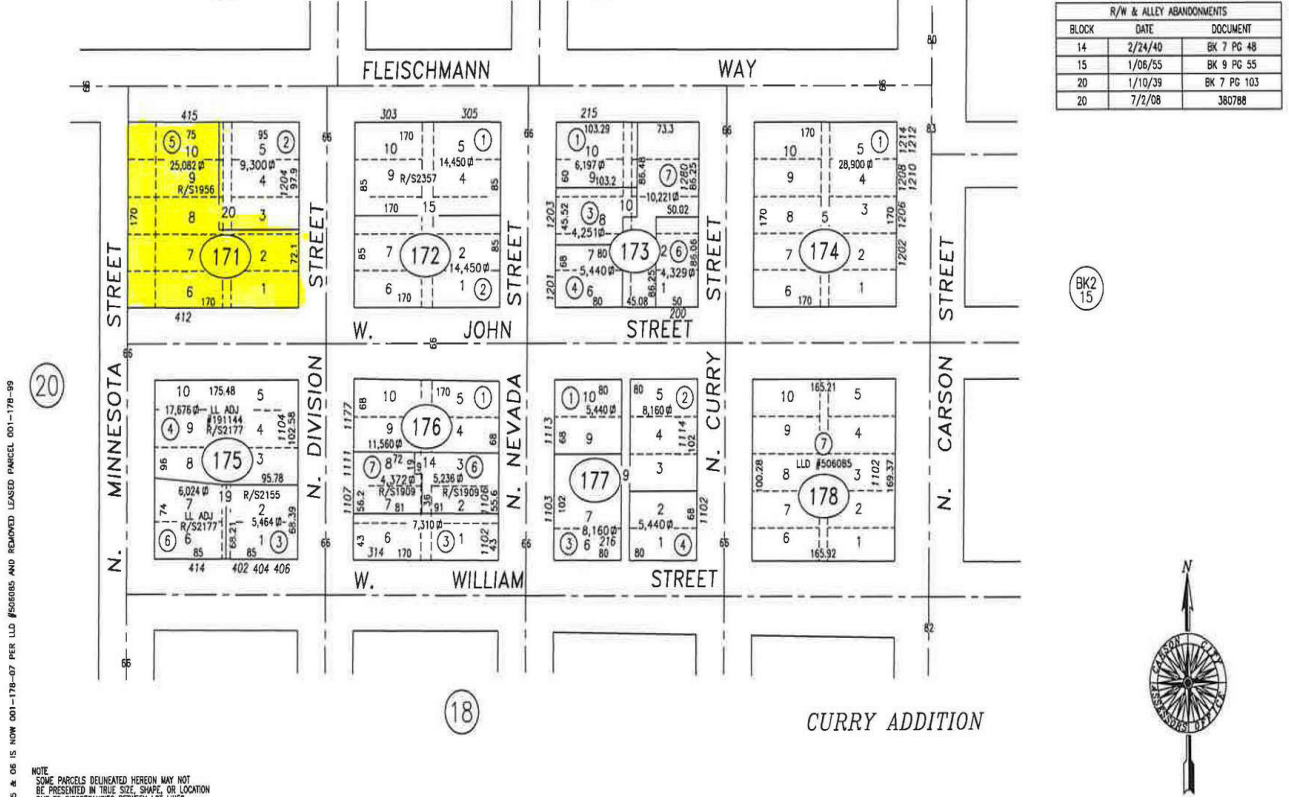
Sale Price:	\$2,300,000
Cap Rate:	5%
Lot Size:	0.7895 Acres
Building Size:	10,593 SF
APN:	001-171-05 and 001-171-02
Zoning:	RO

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	319	1,398	5,397
Total Population	587	2,517	11,426
Average HH Income	\$69,389	\$62,845	\$65,972

Additional Photos

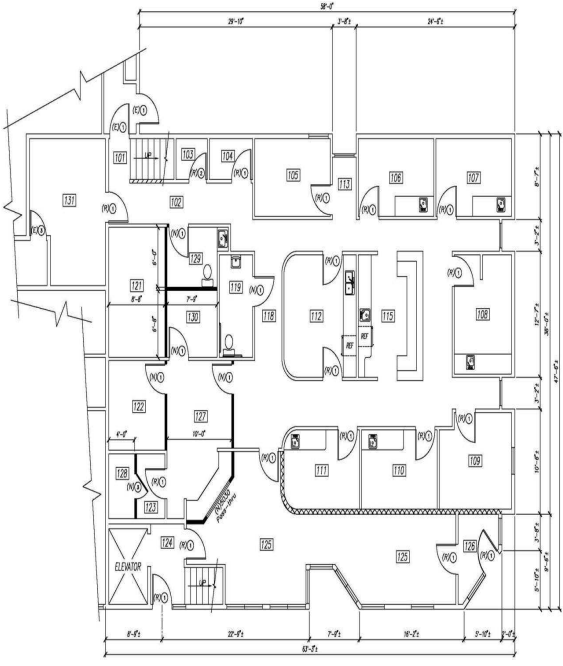


Additional Photos



5 & 06 IS NOW 001-178-07 PER LLD #50686 AND REMOVED LEASED PARCEL 001-178-99

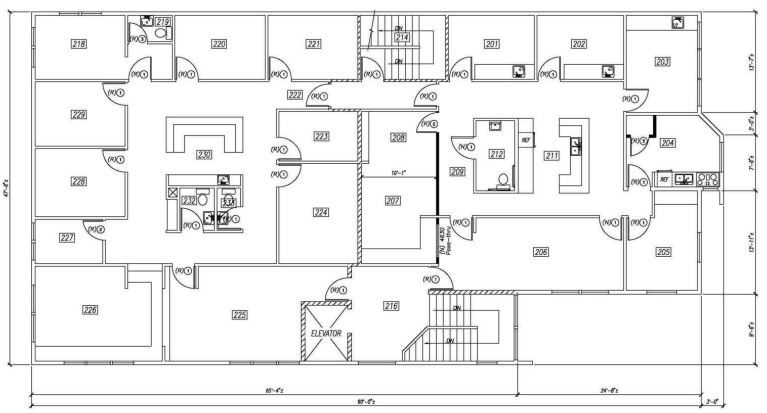
NOTE
SOME PARCELS DELINEATED HEREON MAY NOT
BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION



FIRST FLOOR PLAN

NO.	ROOM NAME
101	STAIR 2
102	HALL - EXIT
103	STORAGE
104	STORAGE
105	OFFICE 1
106	EXAM ROOM 1
107	EXAM ROOM 2
108	SPECIAL PROCEDURE
109	OFFICE 2
110	EXAM ROOM 3
111	EXAM ROOM 4
112	KITCHEN
113	ALCOVE
114	HALL
115	NURSE STATION
116	HALL
117	HALL
118	HALL
119	HANDICAPPED WATER CLOSET
120	STAIR
121	EXAM ROOM 5
122	BUSINESS OFFICE
123	STORAGE
124	LOBBY A
125	WAITING ROOM
126	ENTRANCE
127	RECEPTION
128	DATA ROOM
129	SMALL WATER CLOSET
130	STORAGE
131	LA-BAY ROOM

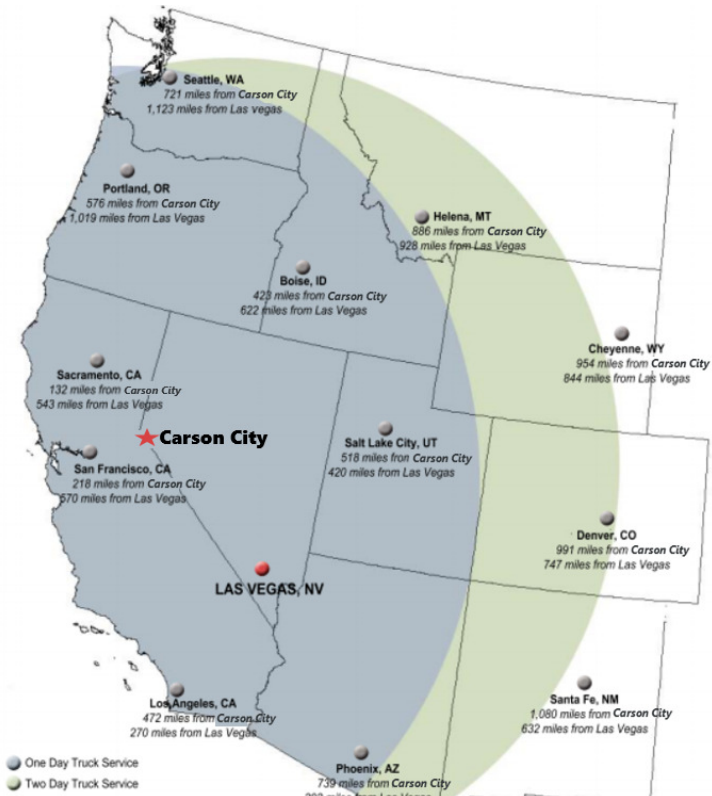
PLAN LEGEND
 (E) Walls
 (N) T Walls



SECOND FLOOR PLAN



The Nevada Advantage



Nevada State Tax System

- NO Corporate Income Tax
- NO Taxes on Corporate Shares
- NO Franchise Tax
- NO Personal Income Tax
- NO Franchise Tax on Income
- NO Inheritance or Gift Tax
- NO Unitary Tax
- NO Estate Tax
- Competitive Sales and Property Tax Rates!

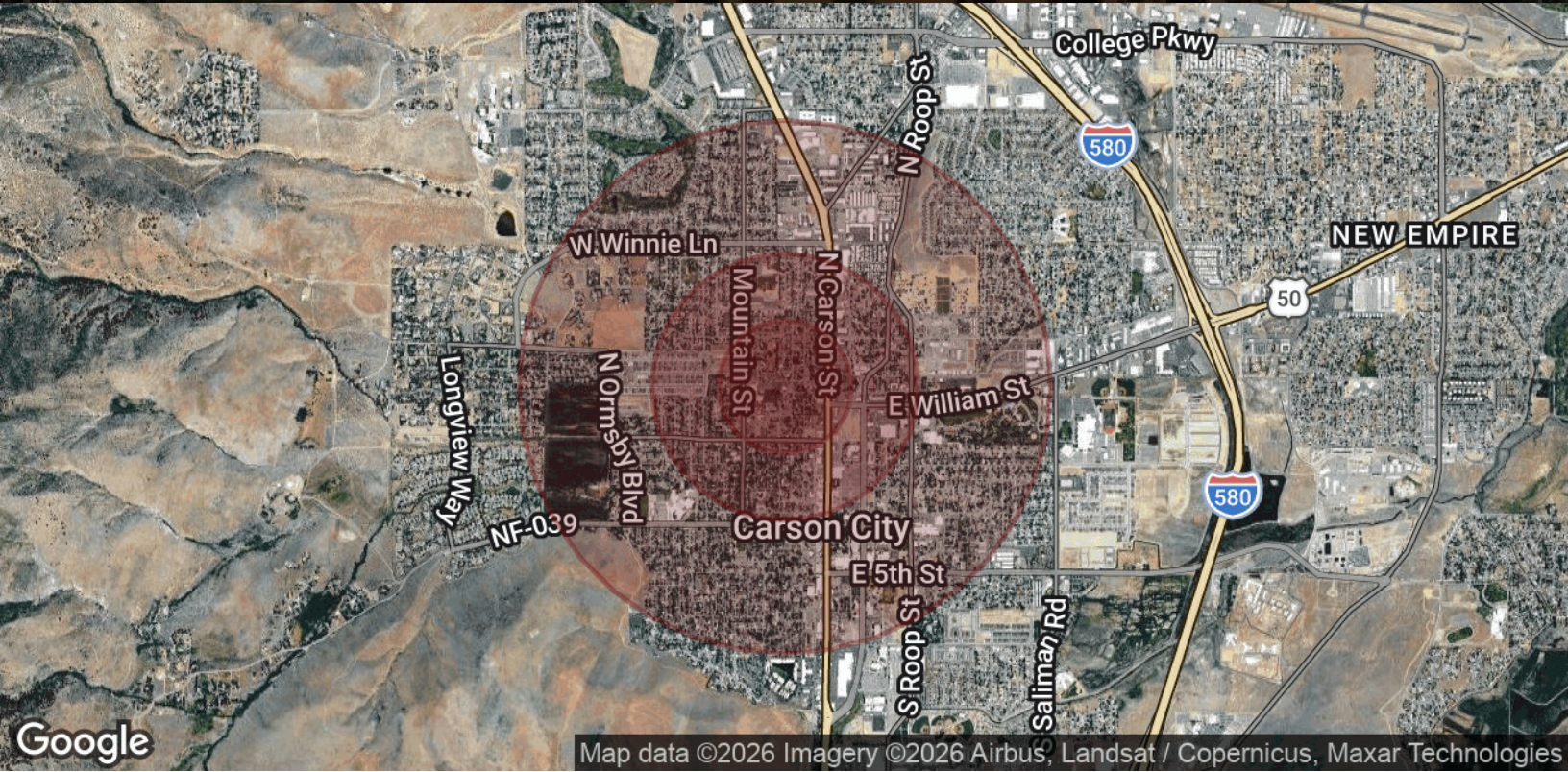
Geographic Location & Infrastructure

Nevada is a very low regulation and business friendly state. Coupled with a favorable tax environment and robust infrastructure make Nevada the ideal place for business and industry.

Transportation

- Road: Close proximity to I-80, allowing for 1 day shipping to all major west coast cities including Seattle, San Francisco, Los Angeles, Salt Lake City, and Phoenix.
- Rail: Southern Pacific and Union Pacific connect Northern Nevada from the Pacific Coast to America's heartland and beyond.
- Air: Reno-Tahoe International Airport offers efficient and easy access to cargo & travel. The airport serves more than a dozen cities with nonstop flights, and more and 35 cities with a single stop. In addition, more than 114 million pounds of cargo flow through the airport annually.

Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	587	2,517	11,426
Average Age	47.1	46.7	42.7
Average Age (Male)	46.7	45.6	44.1
Average Age (Female)	46.6	46.6	41.7
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	319	1,398	5,397
# of Persons per HH	1.8	1.8	2.1
Average HH Income	\$69,389	\$62,845	\$65,972
Average House Value	\$289,610	\$250,613	\$256,375

2020 American Community Survey (ACS)