



Rare 1,260 SF Owner-User Office Condo

# FOR SALE

**2225** Green Vista Dr. | Suite 308

Sparks, Nevada 89431

Wildcreek Business Park

**Robert Campbell**

Owner / Agent

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Keller Williams Group One

S.0191406

**kw**  
KELLER WILLIAMS  
REAL ESTATE

**RENO SPARKS**  
EXCLUSIVE



# 2225 Green Vista Dr. | Suite 308

Sparks, Nevada 89431

Wildcreek Business Park



## Offering Summary

A ±1,260 SF end-unit office condominium in Wildcreek Business Park, Sparks, NV, offering abundant natural light and a flexible open layout ideal for a variety of professional uses. Convenient access to I-80, McCarran Blvd, and US-395, with ample parking in a professional single-story setting. An excellent owner-user opportunity to secure long-term occupancy and build equity through ownership.

**Location:** Sparks, Nevada

**Sale Price:** \$370,000

**Building Size:** 1,260 SF

**Price Per SF:** \$293.65

**Property Tax** \$1,972 / Year (Approx. \$164 / Month)

**Zoning:** PD – Planned Development

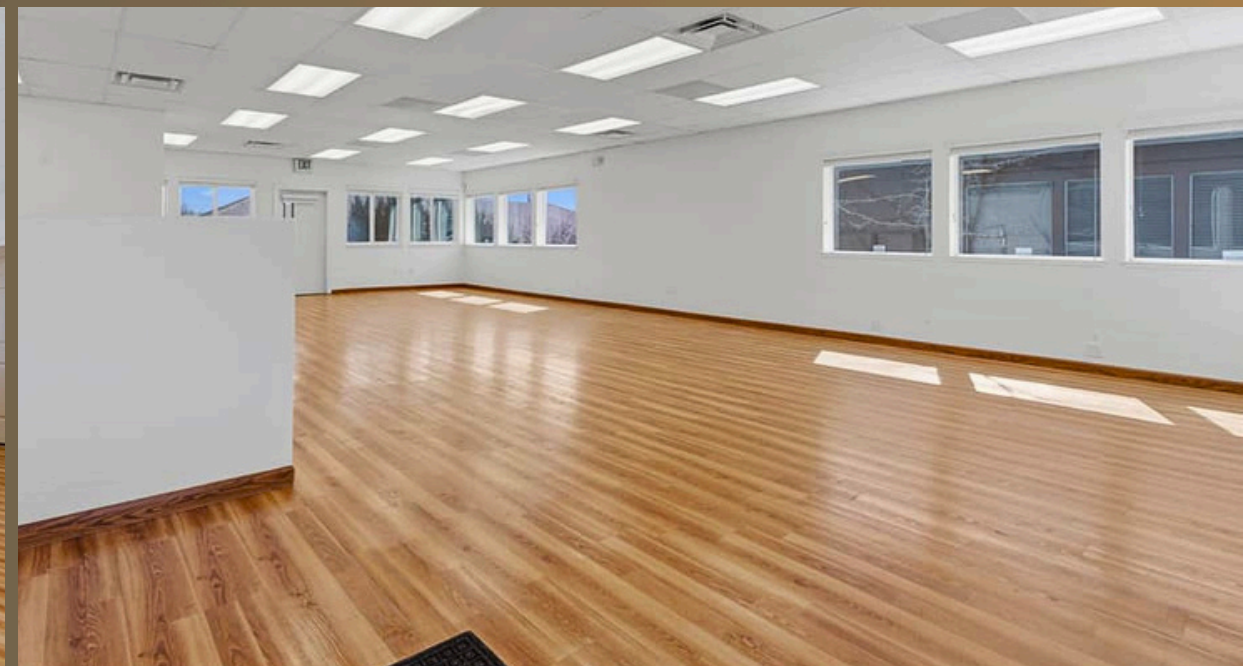
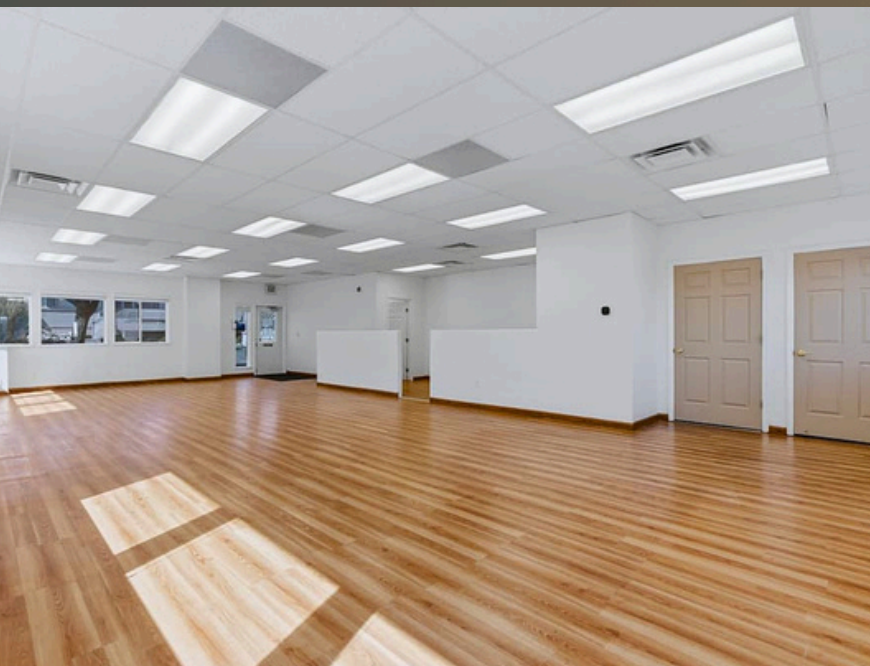
**Property Type:** Office Condominium

**Year Built:** 1996

**APN:** 026-591-20

**HOA Dues:** \$327.60 / Month





## Property Highlights

- End-unit with expansive windows that create a bright environment
- Flexible open layout adaptable to a variety of configurations
- Private restroom and utility area for operational convenience
- Kitchenette-ready with washer/dryer hookups in place
- Positioned within the established Wildcreek Business Park

- Adjacent to Wildcreek Golf Course with attractive surroundings
- Immediate connectivity to I-80, McCarran Blvd, and US-395
- Minutes to Downtown Reno and key business hubs
- Strong owner-user opportunity to build equity through ownership
- Owner is a Nevada Licensed Real Estate Salesman
- **Walk Score: 52 | Bike Score: 46**









McCarran Blvd

El Rancho Dr

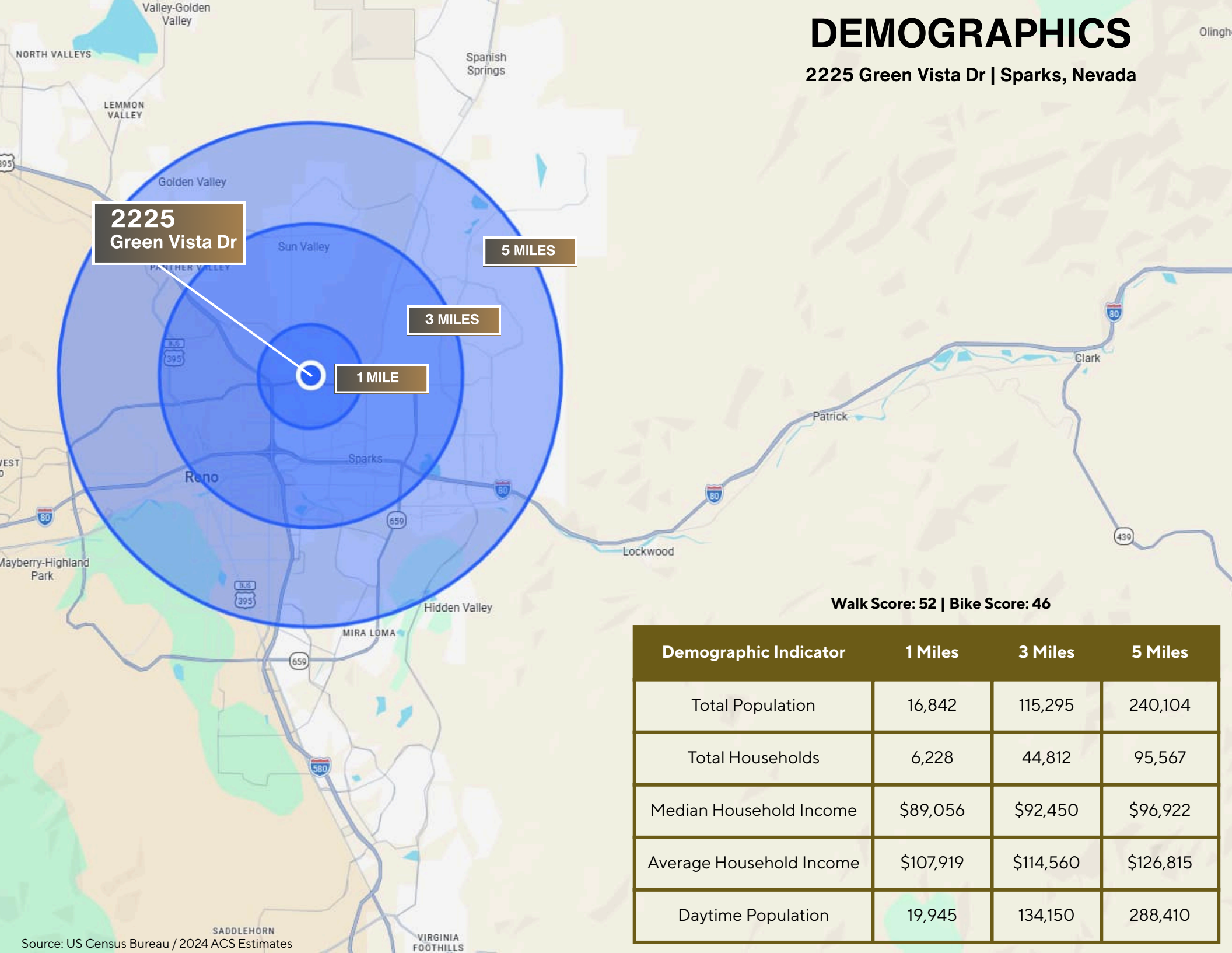
SUITE 308  
FOR SALE

Green Vista Dr

Sullivan Ln







# DEMOGRAPHICS

2225 Green Vista Dr | Sparks, Nevada

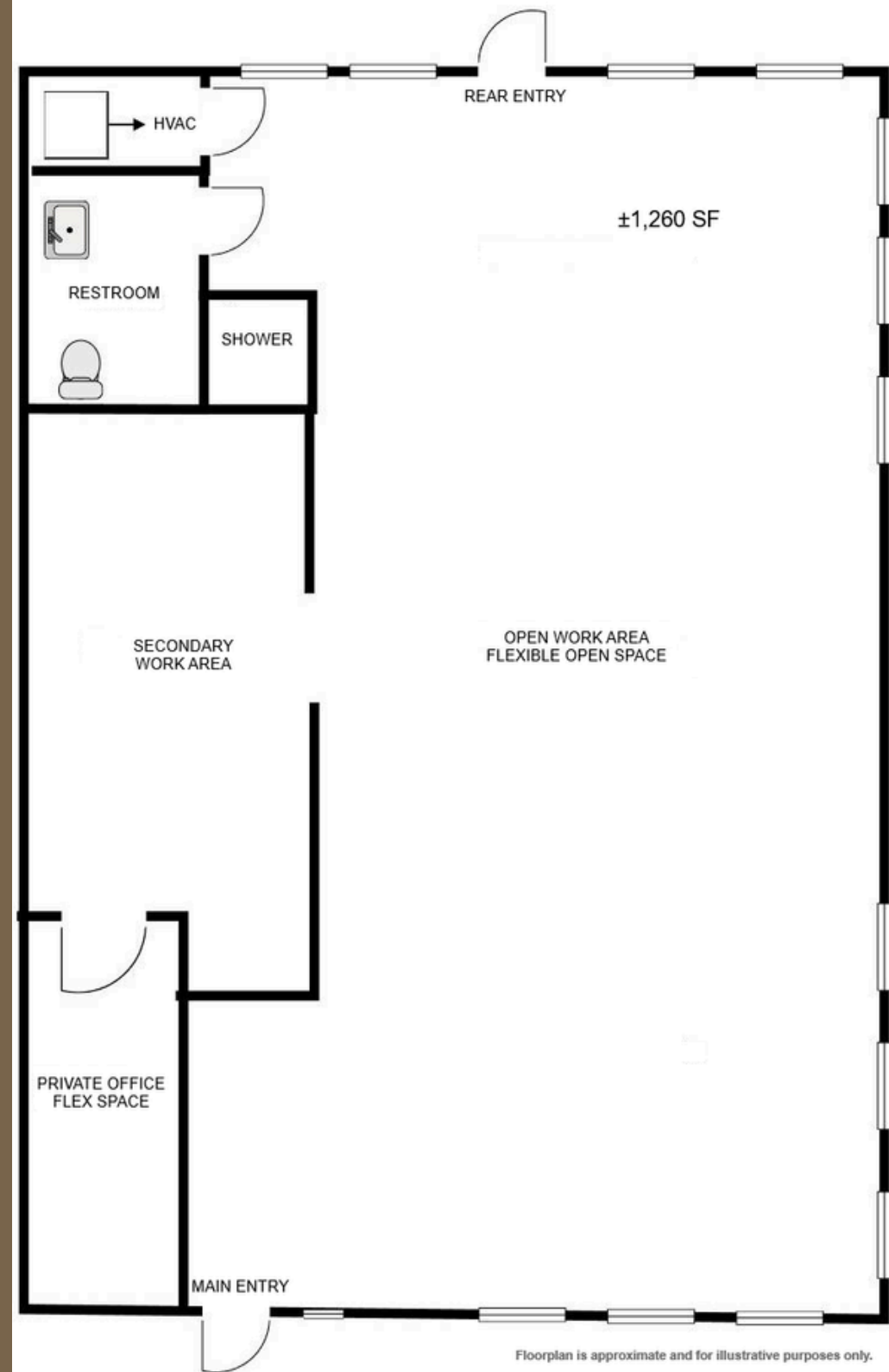
| Demographic Indicator    | 1 Miles   | 3 Miles   | 5 Miles   |
|--------------------------|-----------|-----------|-----------|
| Total Population         | 16,842    | 115,295   | 240,104   |
| Total Households         | 6,228     | 44,812    | 95,567    |
| Median Household Income  | \$89,056  | \$92,450  | \$96,922  |
| Average Household Income | \$107,919 | \$114,560 | \$126,815 |
| Daytime Population       | 19,945    | 134,150   | 288,410   |

# FLOORPLAN OVERVIEW

1,260 SF

## FLOORPLAN HIGHLIGHTS

- ±1,260 SF single-level office condominium
- Expansive open work area ideal for call center operations or collaborative team workspace
- Dedicated secondary work area suitable for management or supervisory use
- Private enclosed office, ideal for billing, admin, or focused work
- In-suite restroom with shower
- Dedicated HVAC system with individual thermostat control
- Multiple perimeter windows providing strong natural light throughout
- Efficient rectangular layout with minimal wasted space
- Flexible configuration suitable for a wide range of professional uses







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Information deemed reliable but not guaranteed. Buyer to verify all information.  
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