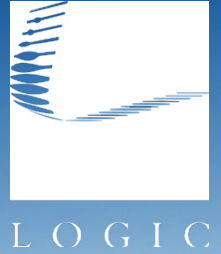


For Sale or Lease

Owner-User Showroom



2794 Hwy. 50 E.
Carson City, NV 89701

Emma Robb
Vice President
775.443.8655
erobb@logicCRE.com
S.0183112

Listing Snapshot

 **\$2.1MM**
Sale Price

 **Negotiable**
Lease Rate

 **± 9,472 SF**
Total Square Footage

 **± 1.08 AC**
Total Acreage

 **008-161-07**
Parcel Number (APN)

Property Overview

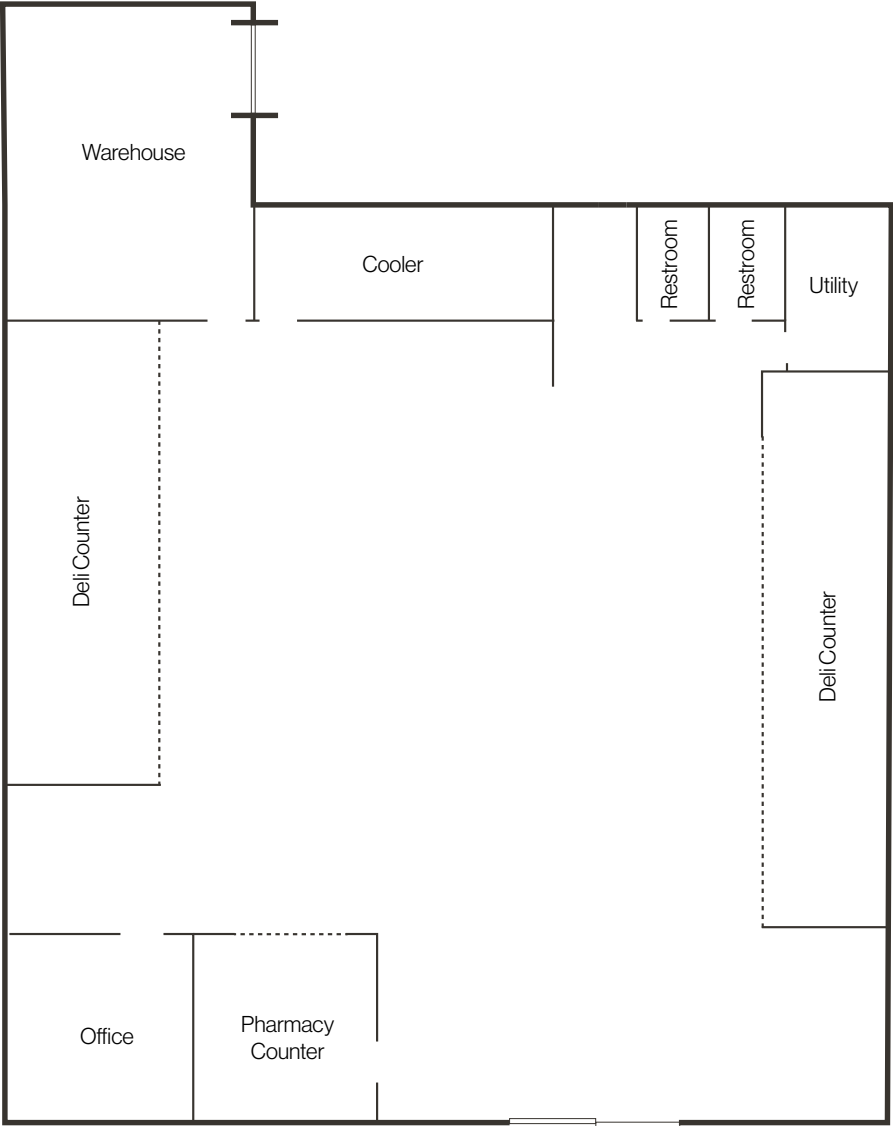
- Approximately ± 9,000 SF of showroom space plus ± 472 SF of warehouse/storage area
- One (1) roll-up garage door providing warehouse access
- Small yard area located at the rear of the property
- Frontage along Hwy. 50 with traffic counts over 38,200 CPD
- Property offers ample on-site parking
- Excellent freeway visibility from I-580
- Strategically located near I-580 and Hwy. 50, offering direct connectivity from Carson City to Reno/Sparks and Fernley

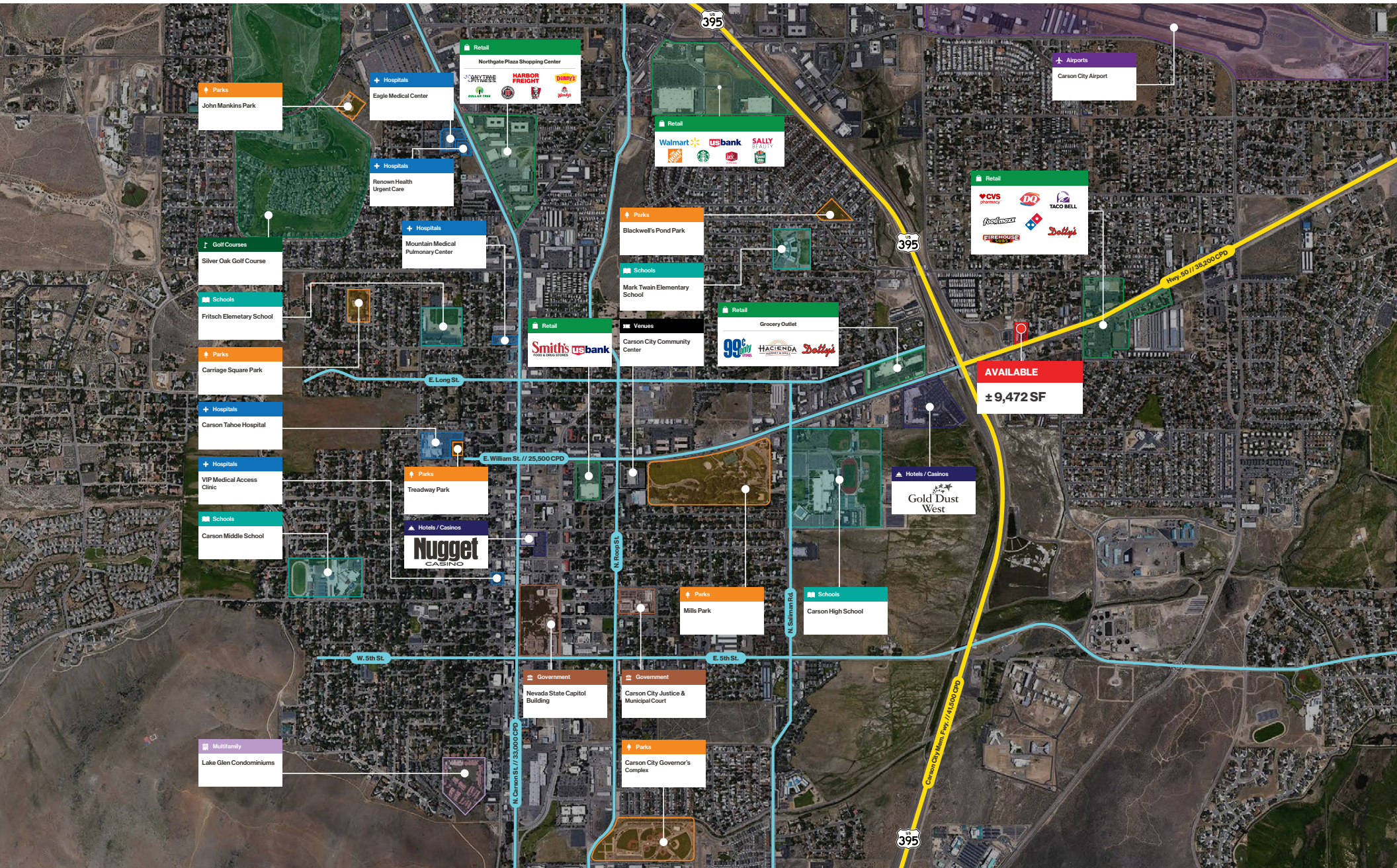
Demographics

	1-mile	3-mile	5-mile
2025 Population	3,487	10,618	18,726
2025 Average Household Income	\$101,871	\$106,924	\$111,225
2025 Total Households	1,302	4,300	7,475



Floor Plan





3D Aerial





Property Photos



LOGIC Commercial Real Estate

Specializing in Brokerage and Receivership Services



Join our email list and
connect with us on LinkedIn

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

For inquiries please reach out to our team.

Emma Robb
Vice President
775.443.8655
erobb@logicCRE.com
S.0183112