

Office/Retail For Sale | 605 HWY 50 , Zephyr Cove, NV 89448

Property Summary



VIDEO

Property Description

Great tourist traffic: close to timeshares, vacation rentals, Heavenly Ski Resort, Zephyr Cove Beach & Resort, parks and casinos. Great exposure on the main road from South Lake Tahoe to North Lake Tahoe/Carson City/Reno.

Property Highlights

- Built in 1977, Fully Remodeled
- Opportunity for Retail/Office uses
- Common Restrooms
- 2 Residential Short Term Rentals
- Tenant Mix Includes a Restaurant Space and Multiple Office Users

Offering Summary

Sale Price:	\$1,975,000
CAP Rate:	6.1%
NOI:	\$120,526
Lot Size:	0.44 Acres
Building Size:	6,562 SF
Zoning:	C-1
APN:	1318-10-417-051

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	499	2,226	7,076
Total Population	969	4,524	15,798
Average HH Income	\$169,555	\$142,687	\$120,355

Rocky Joy Sr. Advisor | NV #BS0144649 | 530.310.0048 | Rjoy@NVCG.us

Bryan Upton, CCIM Sr. Advisor | NV #S0196468.LLC | 775.741.4100 | Bupton@NVCG.us



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Additional Photos



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Nevada Commercial Group LLC | www.nvccg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896



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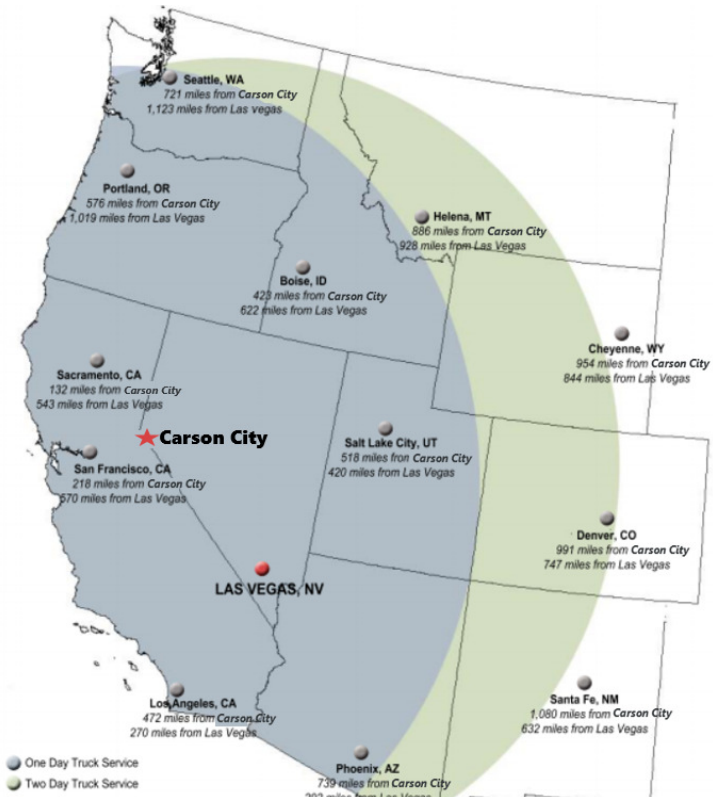
Rent Roll

Suite	Size SF	Annual Rent
Unit 1	546 SF	\$57,000
UNIT 1 CAM	546 SF	\$15,066
Unit 5 (Air BNB)	547 SF	\$32,760
Unit 6	546 SF	\$24,000
Unit 9	549 SF	\$6,000
UNIT 9 CAM	549 SF	\$1,800
Unit 10	546 SF	\$5,700
UNIT 10 CAM	546 SF	\$2,400
Unit 11	548 SF	\$7,500
Unit 12	548 SF	\$9,600
UNIT 12 CAM	548 SF	\$1,800
Unit 13	547 SF	\$9,000
Totals	6,566 SF	\$172,626

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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

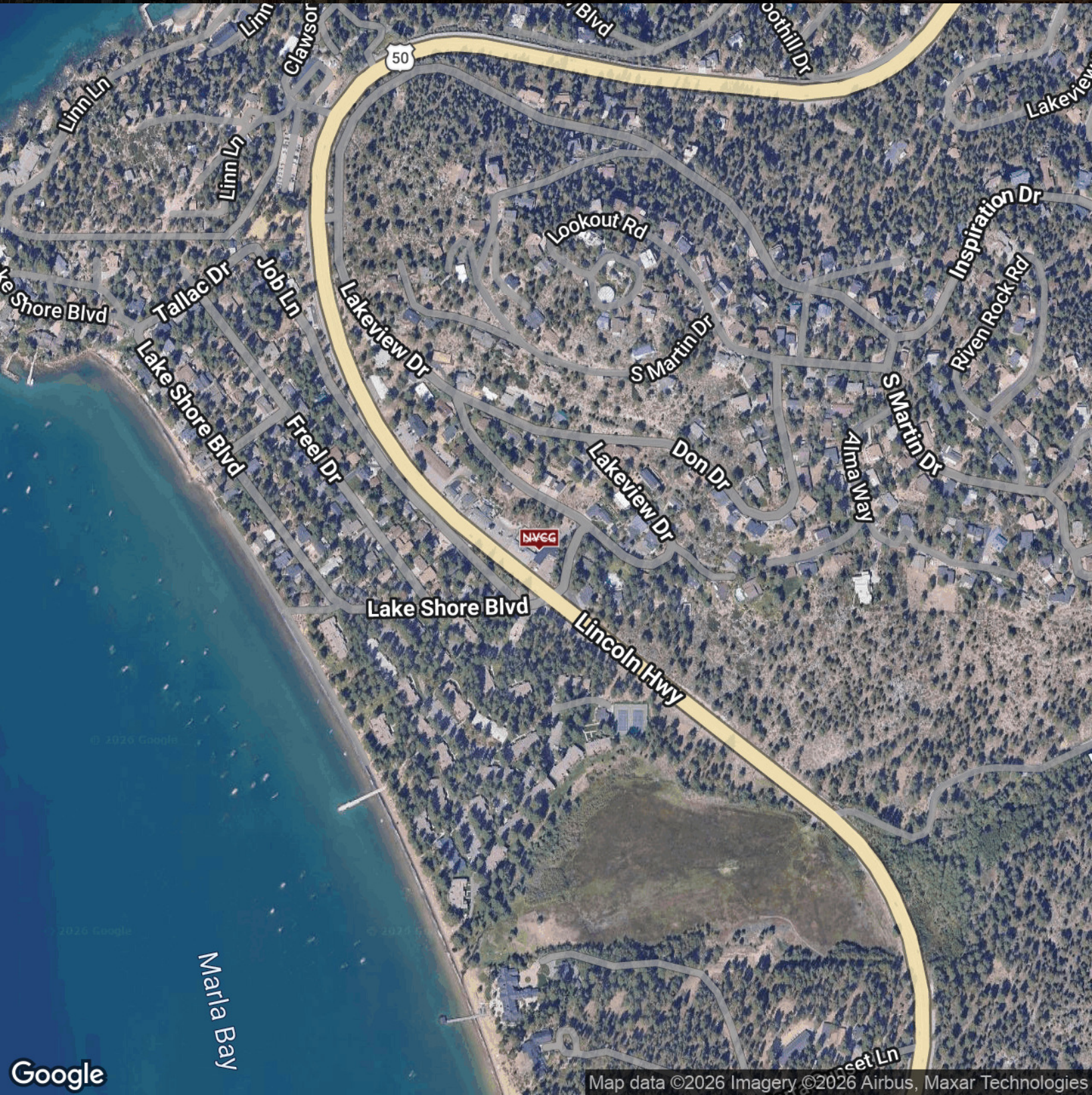
- Road: Close proximity to I-80, allowing for 1 day shipping to all major west coast cities including Seattle, San Francisco, Los Angeles, Salt Lake City, and Phoenix.
- Rail: Southern Pacific and Union Pacific connect Northern Nevada from the Pacific Coast to America's heartland and beyond.
- Air: Reno-Tahoe 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.

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Location Map



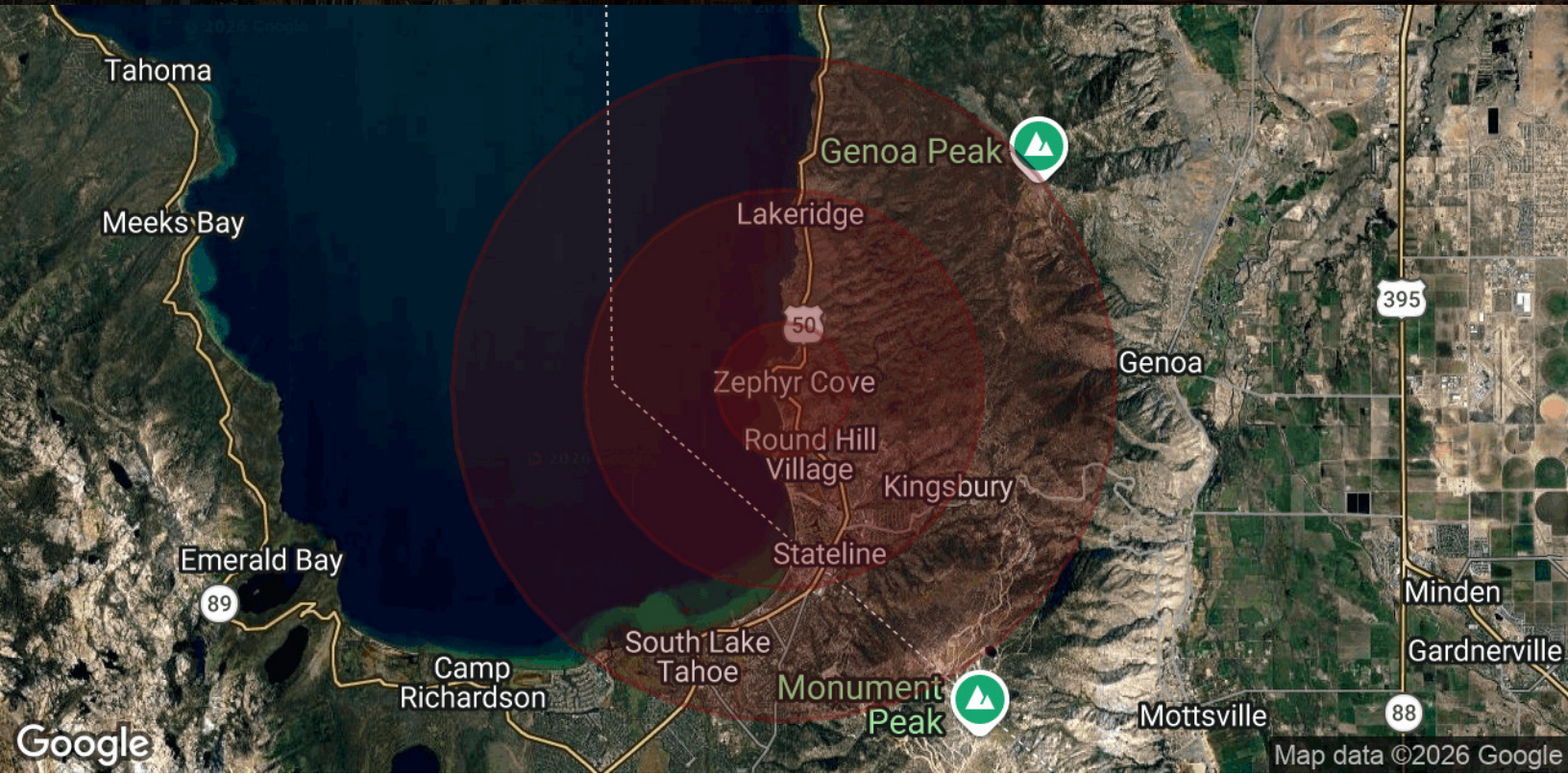
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Demographics Map & Report



Population

	1 Mile	3 Miles	5 Miles
Total Population	969	4,524	15,798
Average Age	53	50	43
Average Age (Male)	54	51	43
Average Age (Female)	52	49	43

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	499	2,226	7,076
# of Persons per HH	1.9	2	2.2
Average HH Income	\$169,555	\$142,687	\$120,355
Average House Value	\$1,293,904	\$1,163,354	\$954,913

2020 American Community Survey (ACS)

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