FOR SALE 3223 MILL ST, RENO, NV

CHASE JOHNSON
COMMERCIAL REAL ESTATE

AUTO DEALERSHIP OR INDUSTRIAL SITE

FOR SALE OR LEASE



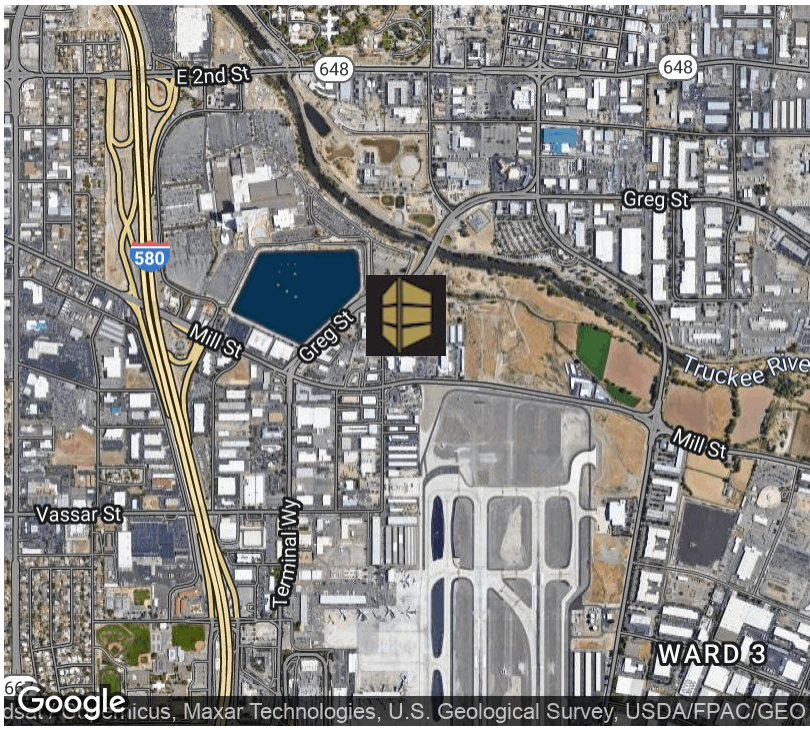
RYAN JOHNSON, CCIM
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COMMERCIAL REAL ESTATE

SALE OR LEASE





OFFERING SUMMARY

Building Size:	28,274 SF
Available SF:	
Lot Size:	3.602 Acres
Price / SF:	$173.30
Cap Rate:	6.12%
NOI:	$300,000
Zoning:	IC
Market:	Reno

PROPERTY OVERVIEW

- $25,000 month NNN lease signed in May 2020 - 1 year lease ($300,000 year) Corporate signed lease.

PROPERTY HIGHLIGHTS

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ADDITIONAL PHOTOS



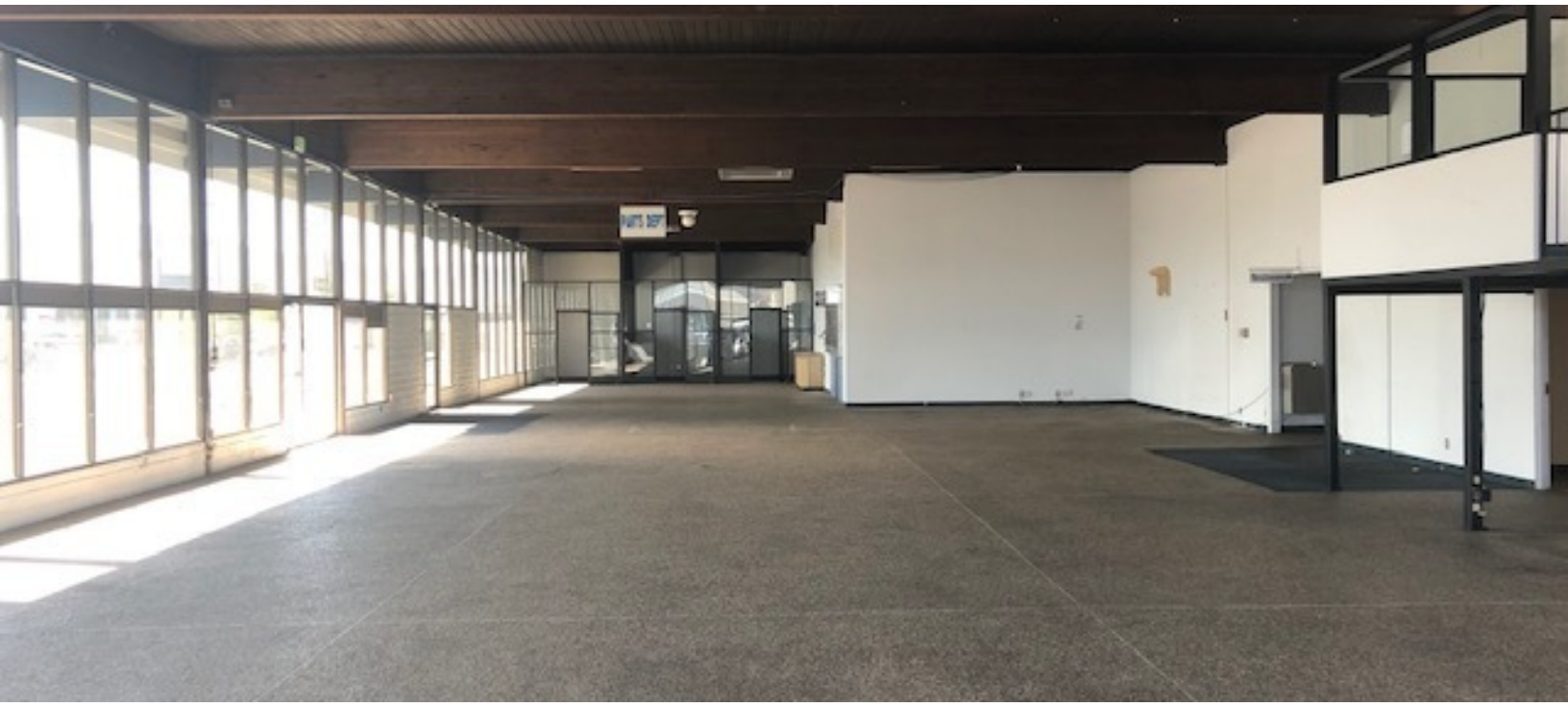




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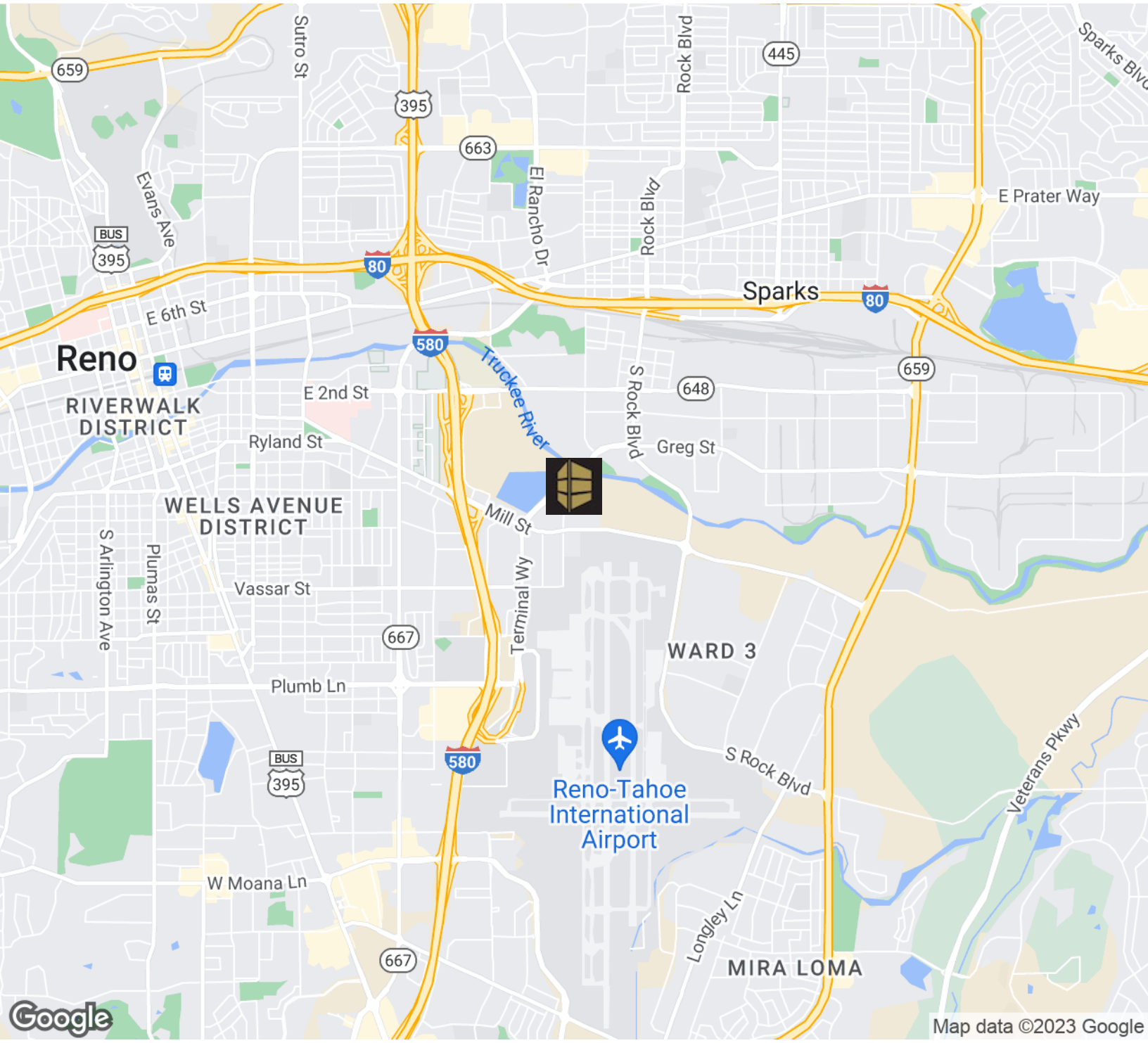




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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	10 MILES	30 MILES
Total population	1,872	431,603	659,956
Median age	35.1	36.4	37.3
Median age (Male)	33.0	35.6	36.5
Median age (Female)	35.5	37.1	37.9

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	757	171,099	257,422
# of persons per HH	2.5	2.5	2.6
Average HH income	$38,108	$71,186	$72,834
Average house value	$166,482	$363,263	$358,709

** Demographic data derived from 2020 ACS - US Census*

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PROPERTY DETAILS

LOCATION INFORMATION

Building Name	AUTO DEALERSHIP SITE FOR SALE OR LEASE
Street Address	3223 Mill St
City, State, Zip	Reno, NV 89502
County	Washoe
Market	Reno
Cross-Streets	Mill and Vassar
Signal Intersection	Yes

BUILDING INFORMATION

NOI	$300,000.00
Cap Rate	6.12
Occupancy %	0.0%
Tenancy	Single
Number Of Floors	2
Free Standing	yes

PROPERTY INFORMATION

Property Type	Auto or Industrial
Property Subtype	Warehouse/Distribution
APN #	012-232-18
Corner Property	Yes
Waterfront	Yes
Power	Yes

PARKING & TRANSPORTATION

Street Parking	Yes

UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Central HVAC	Yes
Centrix Equipped	Yes
Leed Certified	Yes
Gas / Propane	Yes
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

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MEET THE TEAM



RYAN JOHNSON, CCIM

Principal

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