

# GREAT LOCATION!



## OFFERING SUMMARY

|                  |             |
|------------------|-------------|
| Sale Price:      | \$1,450,000 |
| Building Size:   | 3,972 SF    |
| Available SF:    |             |
| Lot Size:        | 1.27 Acres  |
| Number Of Units: | 1           |
| Price / SF:      | \$365.06    |
| Year Built:      | 1960        |
| Zoning:          | MUWM        |
| Market:          | Reno        |

## PROPERTY OVERVIEW

A great mixed-use property in the growing Reno market. Highly visible property on a heavy traffic flow street. A corner lot with easy access. The property includes showroom, offices, and two car auto repair bay. It also includes a 500 sq ft of usable storage space with separate entrance. The building has many tenant improvements and complete security fence around the 1.27 acre corner lot. The property is perfect for redevelopment as it is zoned mixed-use. 2 car bays.

Please do not disturb tenant. Have Phase 1 and Phase 2. Bring all offers. Call listing agents with questions or to view the entire property.

## PROPERTY HIGHLIGHTS

- Great Corner Location
- Mixed Use Zoning - redevelop or use as a Car Sales Lot
- Owner has Phase 1 and Phase 2 on hand

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FOR SALE 295 KIETZKE, RENO, NV

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## ADDITIONAL PHOTOS



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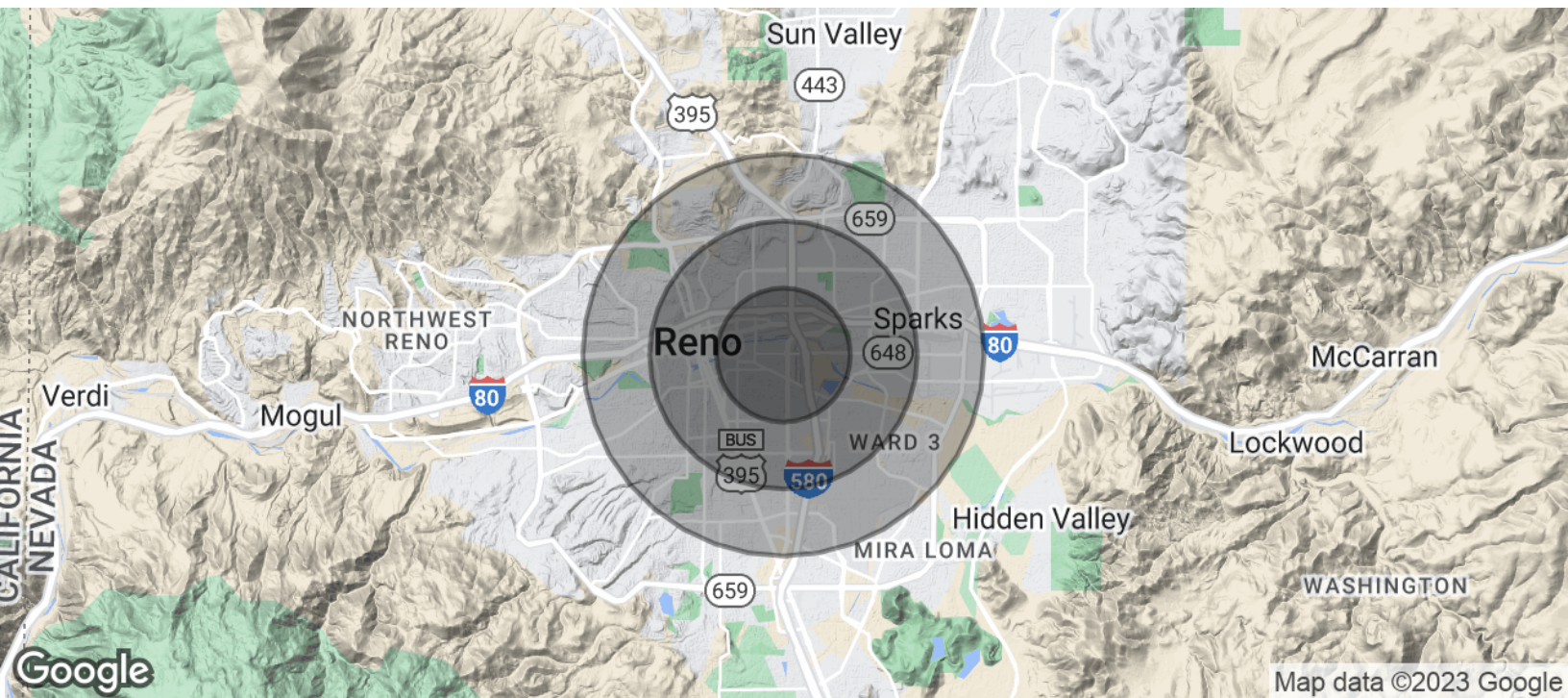
# LOCATION MAPS



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# DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 15,558 | 63,365  | 130,079 |
| Average age          | 36.3   | 32.8    | 32.6    |
| Average age (Male)   | 35.7   | 32.6    | 32.0    |
| Average age (Female) | 38.1   | 33.4    | 33.3    |

| HOUSEHOLDS & INCOME | 1 MILE    | 2 MILES   | 3 MILES   |
|---------------------|-----------|-----------|-----------|
| Total households    | 6,423     | 26,063    | 53,224    |
| # of persons per HH | 2.4       | 2.4       | 2.4       |
| Average HH income   | \$35,049  | \$37,058  | \$44,482  |
| Average house value | \$165,204 | \$166,330 | \$211,292 |

\* Demographic data derived from 2020 ACS - US Census

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# MEET THE TEAM



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