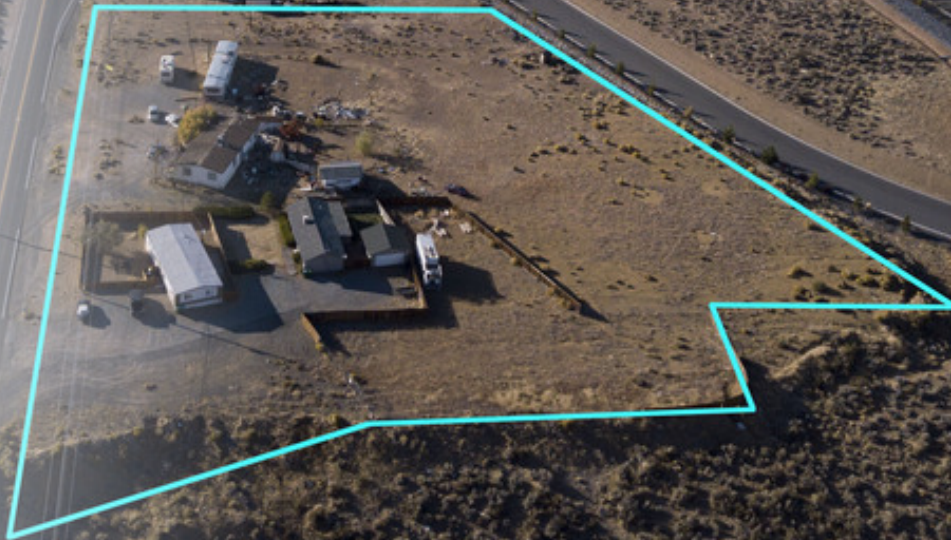




MIXED USE COMMERCIAL SITE

9410 N VIRGINIA ST
RENO, NV 89506

Casey Prostinak
Senior Advisor
O: 775.813.2866
cprostinak@svn.com
NV #S.0177148



Property Summary



OFFERING SUMMARY

Sale Price:	\$925,000
Lot Size:	3.208 Acres
Zoning:	Mixed Use
Price / SF:	\$6.62

PROPERTY OVERVIEW

SVN is pleased to present this commercial site in the North Valleys of Northern Nevada. Property is situated near the Amazon Fulfillment Center, multiple distribution centers and NVCC. Minimal topography on the site, existing improvements in place. Please do not disturb tenants, contact broker for more information.

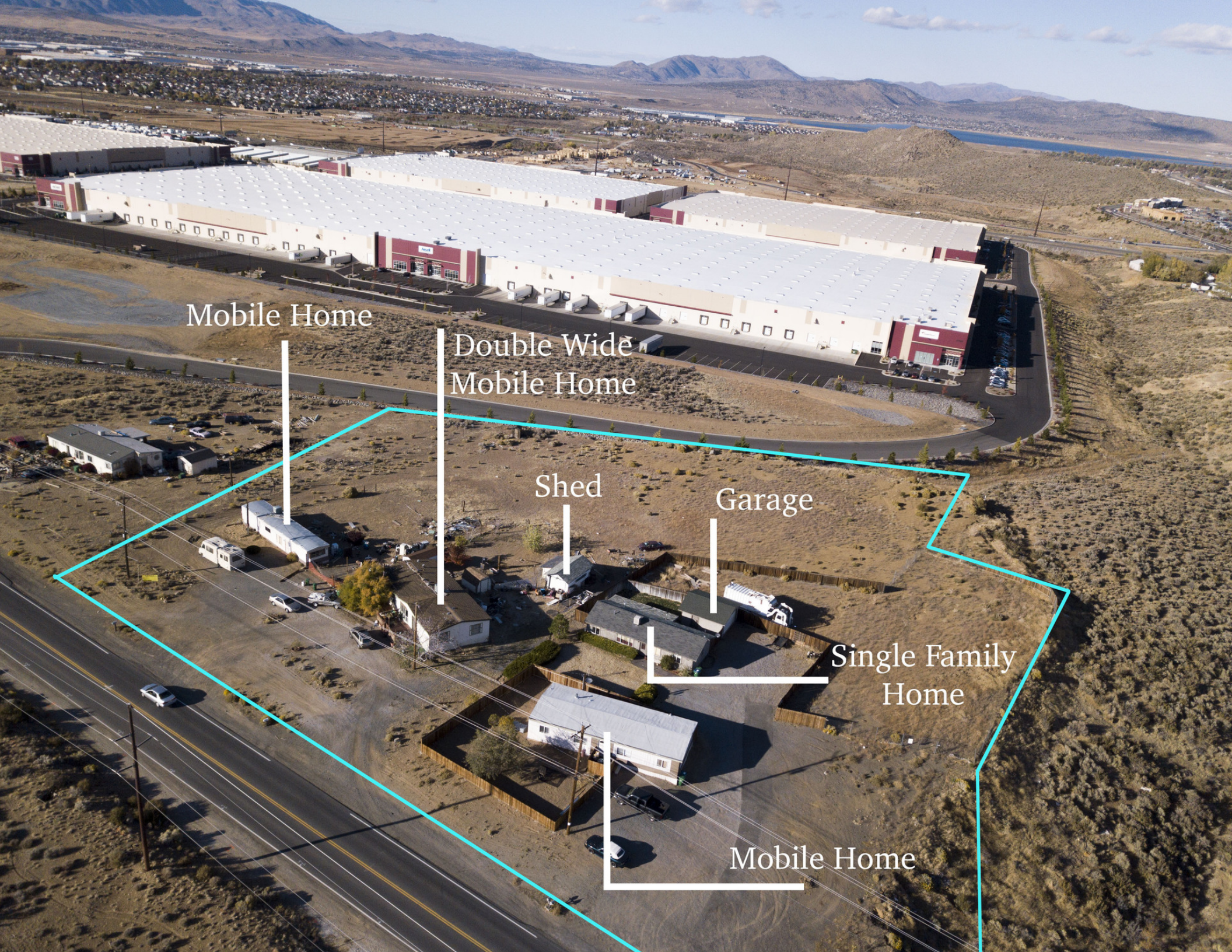
PROPERTY HIGHLIGHTS

- Mixed Use Land Development Opportunity.
- Two residential tenant's on site, could continue renting for additional income or deliver vacant
- Property is generating +/- \$32,000 in annual gross revenue
- Industrial, Office, Retail or general commercial opportunities
- All utilities to the site
- 5 Separate Parcels

Property Photos



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.



Mobile Home

Double Wide
Mobile Home

Shed

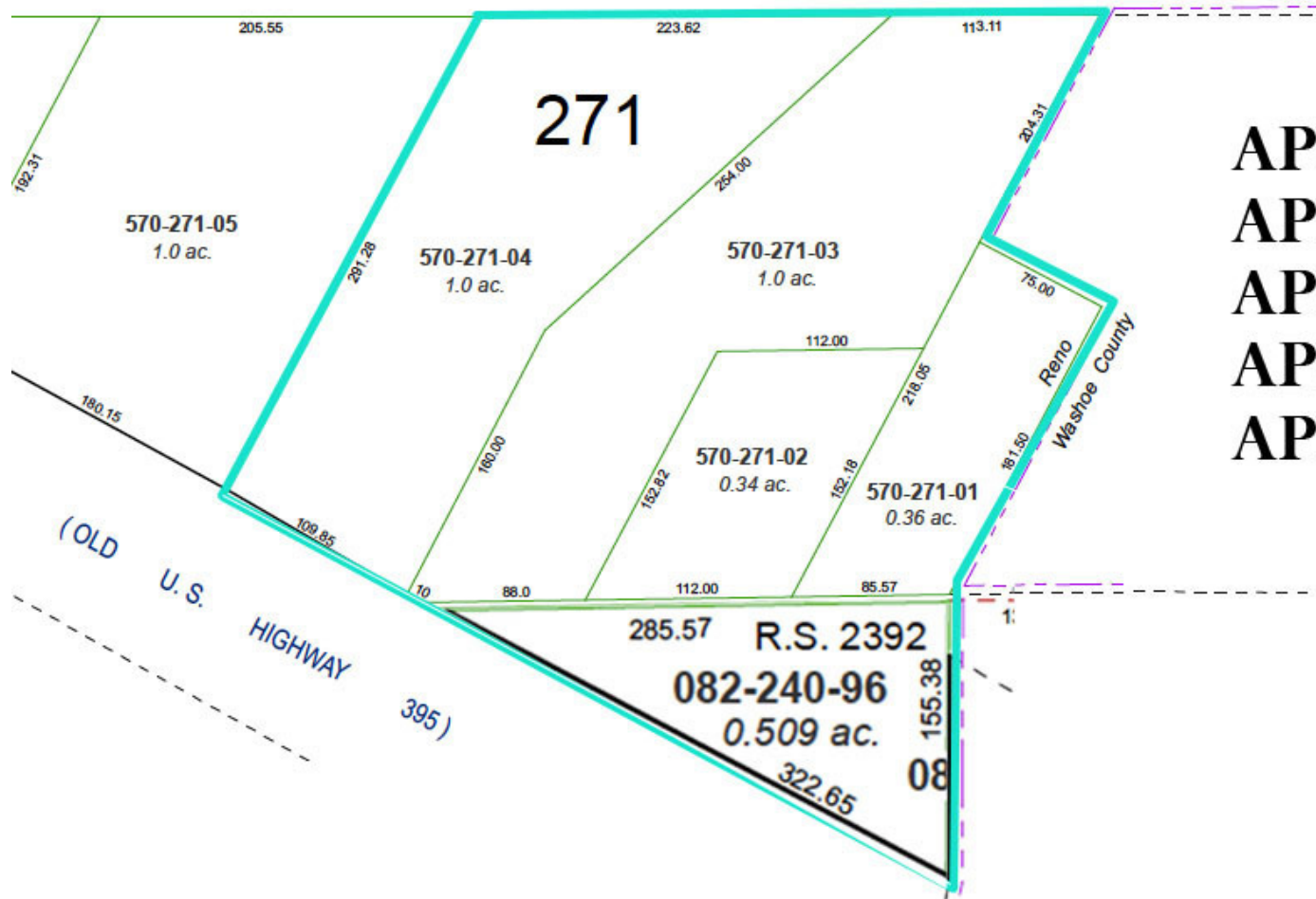
Garage

Single Family
Home

Mobile Home

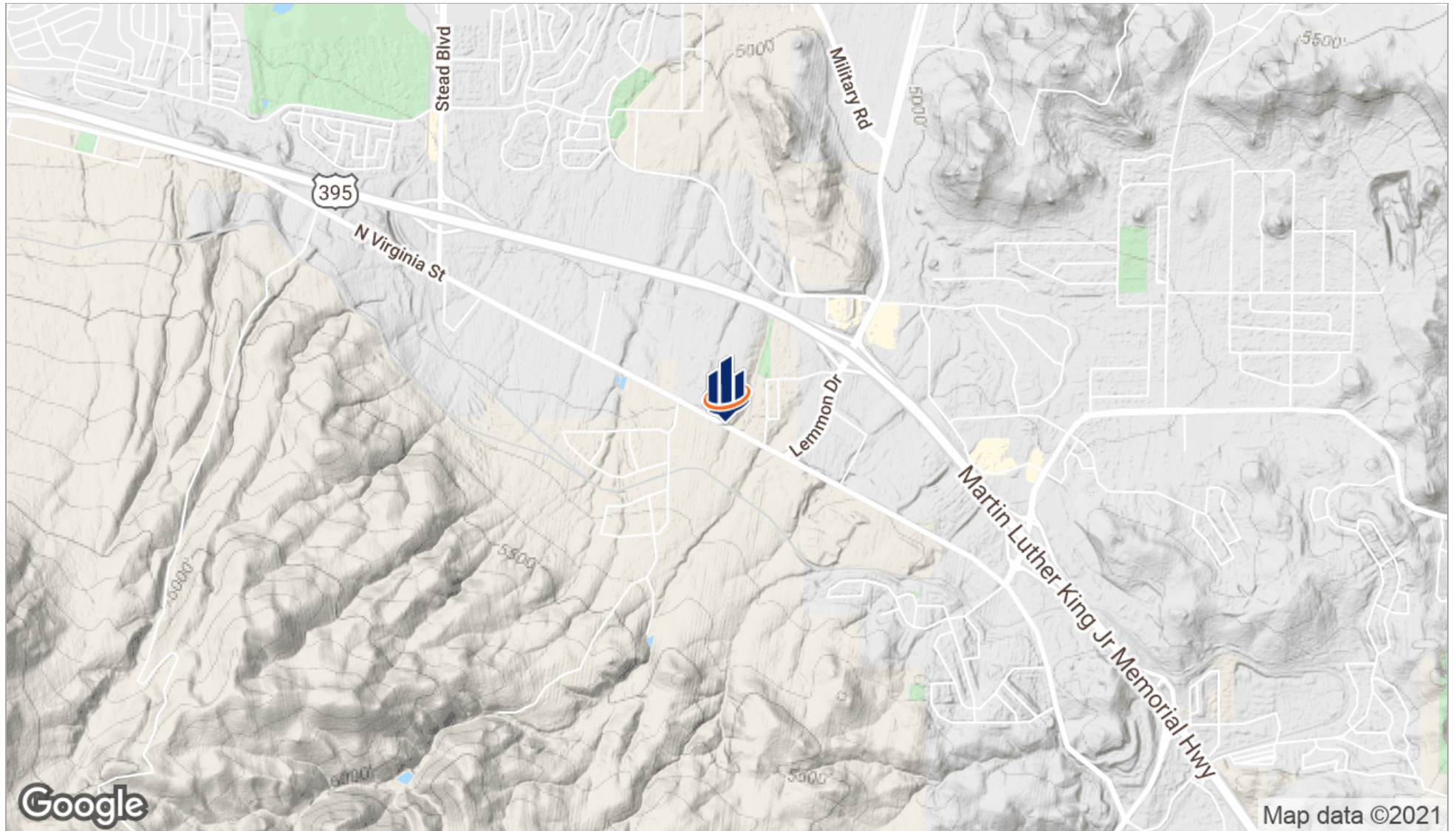
Parcel Maps

ANNEX. TM 4986
ORD. #6189



APN: 082-240-96
APN: 570-271-01
APN: 570-271-02
APN: 570-271-03
APN: 570-271-04

Location Maps



Broker Contact

CASEY PROSTINAK

Senior Advisor

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NV #S.0177148

PROFESSIONAL BACKGROUND

Casey Prostinak is a Senior Advisor with SVN specialized in office, industrial, and investment property. Casey joined the SVN team in 2015, focused on occupancy and investment solutions for commercial property.

Prior to joining SVN, Casey worked for various startup companies, advocating early stage business development and growth. While transitioning into his brokerage career, he worked for a commercial real estate technology company.

As a Reno-Tahoe native, Casey spends his free time skiing, mountain biking, wakeboarding and cliff jumping. He knows the unique attributes of living and working in the vast northern Nevada market we call home.

EDUCATION

Bachelor of Science degree in Finance and Economics from the University of Nevada.

MEMBERSHIPS & AFFILIATIONS

NAIOP