

DOWNTOWN FALLON FOR SALE/LEASE Fallon, Nevada



870 W. Williams Ave.
Fallon, NV 89406

Purchase Price: \$799,000

Investment Highlights

- 7,500 SF Retail/Office Building
- Located in the Center of Retail Activity in Fallon
- Zoned General Commercial (C2)
- Lease/Option Rates Available



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Retail / Office Building

870 W. Williams Ave., Fallon, NV 89406



Investment Overview

Address	870 W. WILLIAMS AVENUE
Offering Price	\$799,000
Land Size	.98 Acre
Zoning	General commercial
Market	Northern Nevada
Sub Market	Fallon
Cross Streets	Tedford Lane
Intersection	Signalized

Property Overview

The property was originally built as a Blockbuster Store in 1996. Most recently, the property was occupied by Aaron Rents. The building has a large showroom, three offices, two restrooms, and a small warehouse area with an at grade overhead door. The property's zoning of General Commercial allows for a wide variety of retail/office uses. The property has 56 onsite parking spaces.

Location Overview

The property is located on the signalized intersection of W. Williams Ave. and Tedford Lane. The site is in the center of retail activity of Fallon. Surrounding retailers include Safeway, Starbucks, Big 5 Sporting Goods, Mavericks Gas & Convenience Store, Subway, Taco Bell, AutoZone, KFC, Fallon Ford & Toyota, and Bealls. Fallon has a population of approximately 20,000 with a Naval Airforce Base nearby. The area is in demand of more retail. The community consists mainly of ranching and farming with strong growth in industrial uses.



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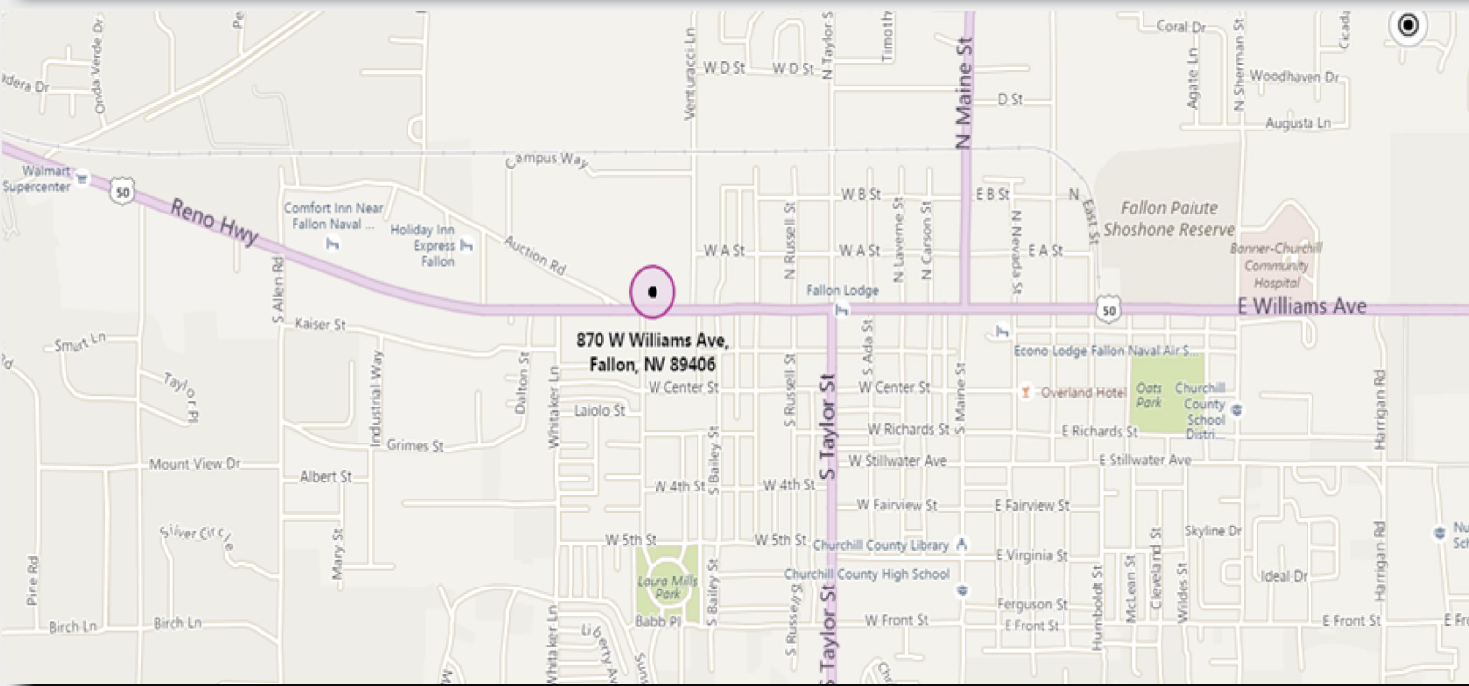
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Maps



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