

3305 N. Carson St | Carson City, NV 89706

FOR SALE & LEASE



Property Highlights

- Ample Parking
- Approximately 8,700 SF of Yard Behind Building
- Prime commercial location
- 113 Feet of Frontage on N. Carson
- Retail/Office area (3,400 SF)
- Warehouse/Shed space (4,625 SF)
- Fire Safe room (Approx. 180 SF)
- Zoned (RC) (Retail/Commercial)
- Built in 1994
- Average daily traffic count: 16,800

Offering Summary

Sale Price:	\$1,400,000
Lease Rate:	\$0.80 SF/MO + (NNN)
Available SF:	8,025 SF
Lot Size:	32,288 SF
Building Size:	8,025 SF

Demographics	1 Mile	10 Miles	30 Miles
Total Households	4,626	33,476	288,800
Total Population	9,769	73,484	574,479
Average HH Income	\$68,423	\$79,125	\$77,152

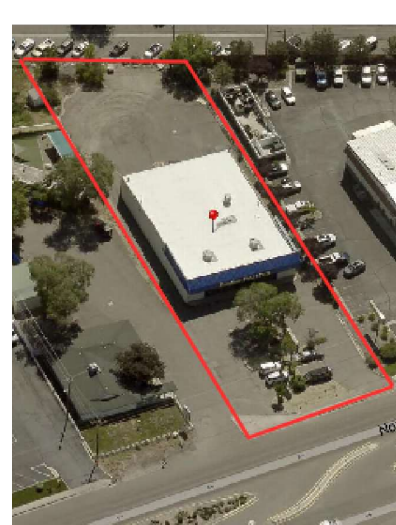
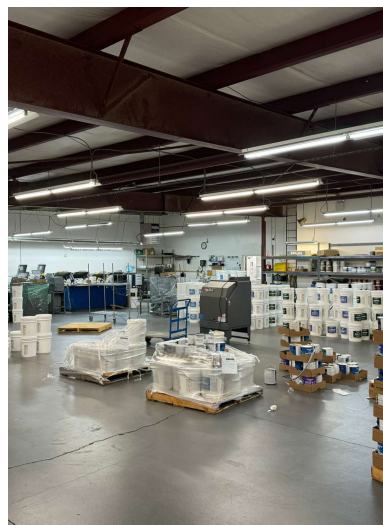
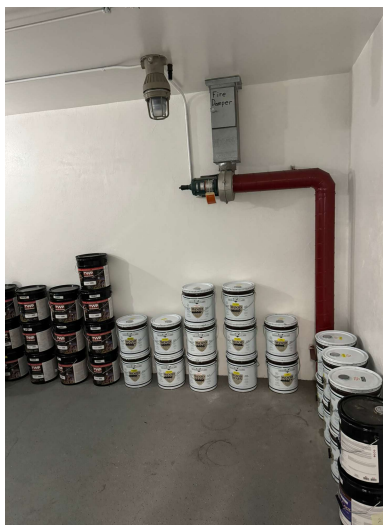
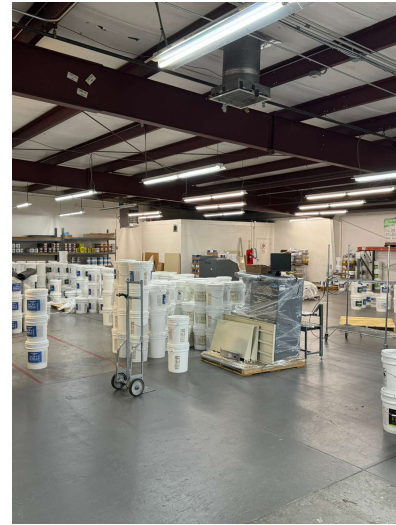
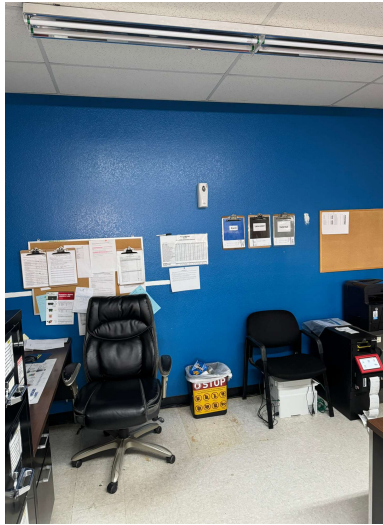
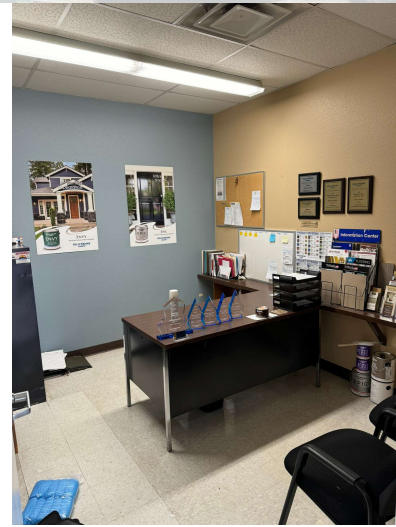
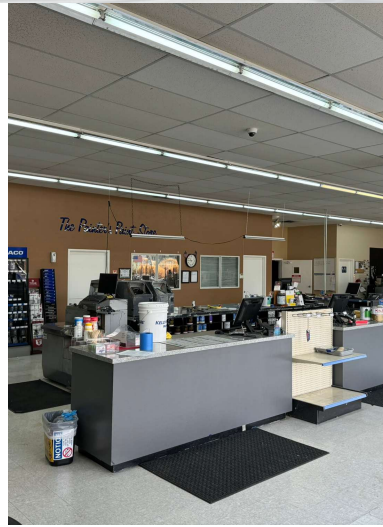
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Nevada Commercial Group LLC | www.nvcgroup.com | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896



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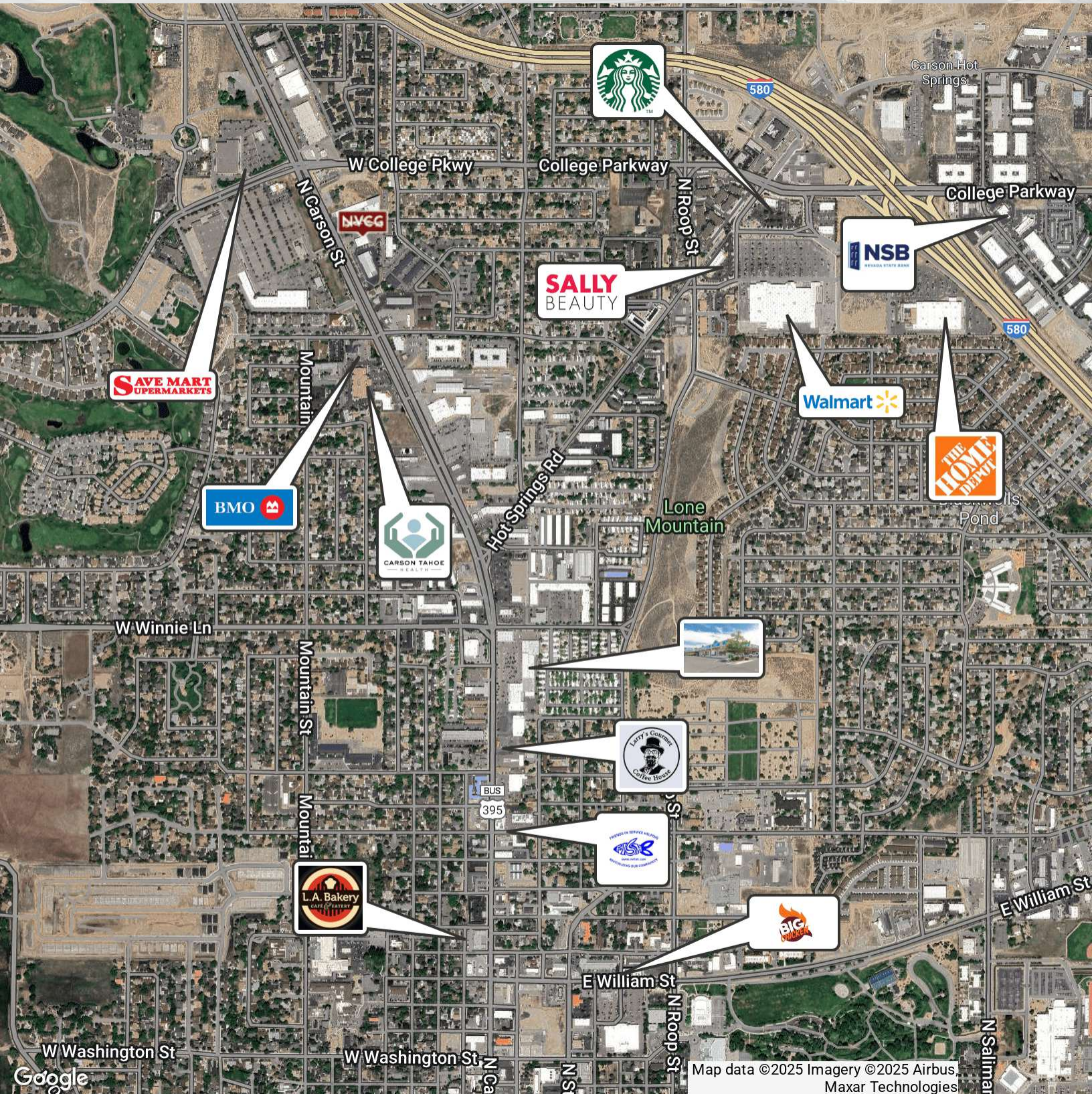


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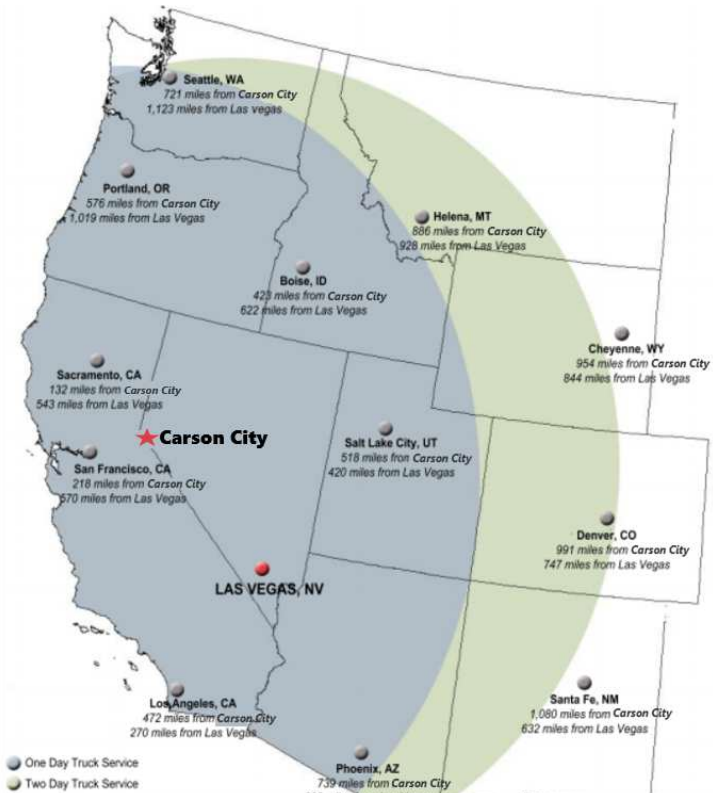
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AERIAL MAP



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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.

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!

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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Demographics Map & Report



Population	1 Mile	10 Miles	30 Miles
Total Population	9,769	73,484	574,479
Average Age	43.7	44.9	41.7
Average Age (Male)	42.7	43.4	41.2
Average Age (Female)	44.7	47.0	42.3
Households & Income	1 Mile	10 Miles	30 Miles
Total Households	4,626	33,476	288,800
# of Persons per HH	2.1	2.2	2.0
Average HH Income	\$68,423	\$79,125	\$77,152
Average House Value	\$256,408	\$368,351	\$374,610

2020 American Community Survey (ACS)

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