

LAND FOR SALE

1.69 ACRES | PRICE \$699,000

2261 & 2301 W 4TH STREET | RENO, NEVADA 89503



PROPERTY OVERVIEW:

- TWO LOTS CONSISTING OF 1.26 AC AND .43 AC TOTALING 1.69 AC
- MUW4 ZONING
- 2261 W 4TH HAS A SMALL HOUSE WITH 968 SF, 2 BEDROOMS AND 1 BATH
- 2301 W 4TH HAS TWO SMALL SHOP BUILDINGS WITH ROLLUP DOORS
- HIGHEST AND BEST USE IN MULTIFAMILY DEVELOPMENT, BUT COULD ALSO BE USED AS A CONTRACTOR'S OFFICE AND YARD

**AVISON
YOUNG**

Western Alliance
Commercial Inc.

For additional information, please contact:

Reed Simmons, CCIM
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