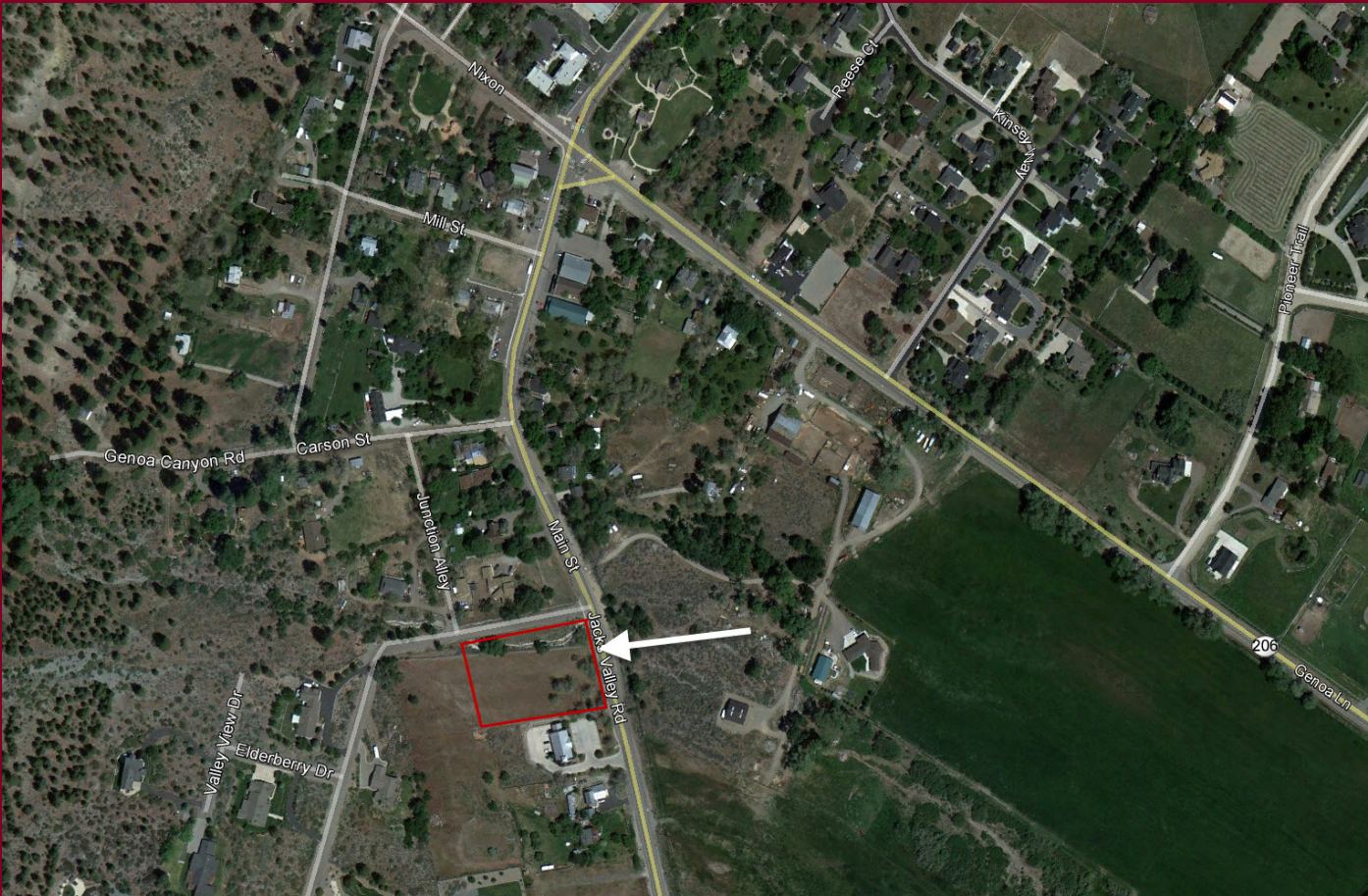


2246 Main Street

GENOA, NV 89411 (Commercial Land)



Offering Highlights

- **\$350,000 (\$5.62 psf)**
- **1.43 Acres of Commercial Land**
- **Adjacent to United States Post Office**
- **Corner of Candy Dance & Main Street**
- **All Utilities at Street**
- **Neighborhood Commercial Zoning (NC)**
- **Rare Genoa Commercial Land**

Contact:

Chad Coons, CCIM

(775) 720-2115 cell

(775) 782-3434 office

2288 Main Street

Genoa, NV 89411

chadcoons@gmail.com

www.commercialrealestatenv.com

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Offering Summary

1.43 Acres Commercial Land, Genoa, NV



LOCATION

- Adjacent to United States Post Office
- Corner of Main Street/Candy Dance
- In Genoa Historic District
- 1.3 Miles to Walley's Hot Springs Resort
- 5.75 miles to Minden/Gardnerville town
- Less than 10 miles to Carson City
- 15 miles to Stateline Lake Tahoe

PROPERTY DETAILS

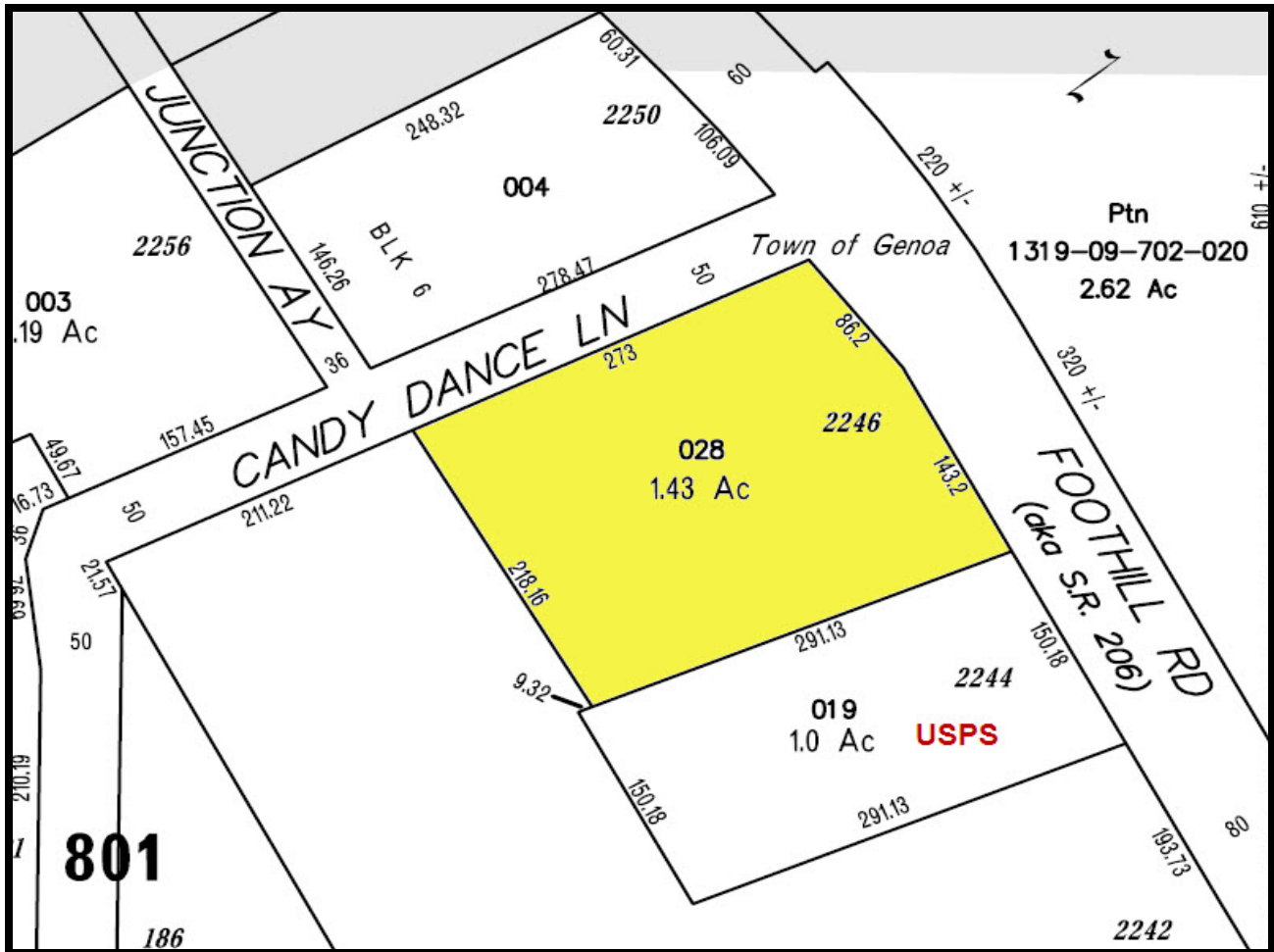
Market	Genoa	Water	Yes, at street
Sub Market	Carson Valley/Minden-Gardnerville	Sewer	Yes, at street
Lot Size	1.43	Electrical	Overhead
Zoning	Neighborhood Commercial (NC)	Natural Gas	Yes, at street
Assessor Parcel #	131909801028	Internet	Charter, at street
Ingress/Egress	Main Street/Candy Dance	Phone	Yes, at street

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Parcel Summary

1.43 Acres Commercial Land, Genoa, NV



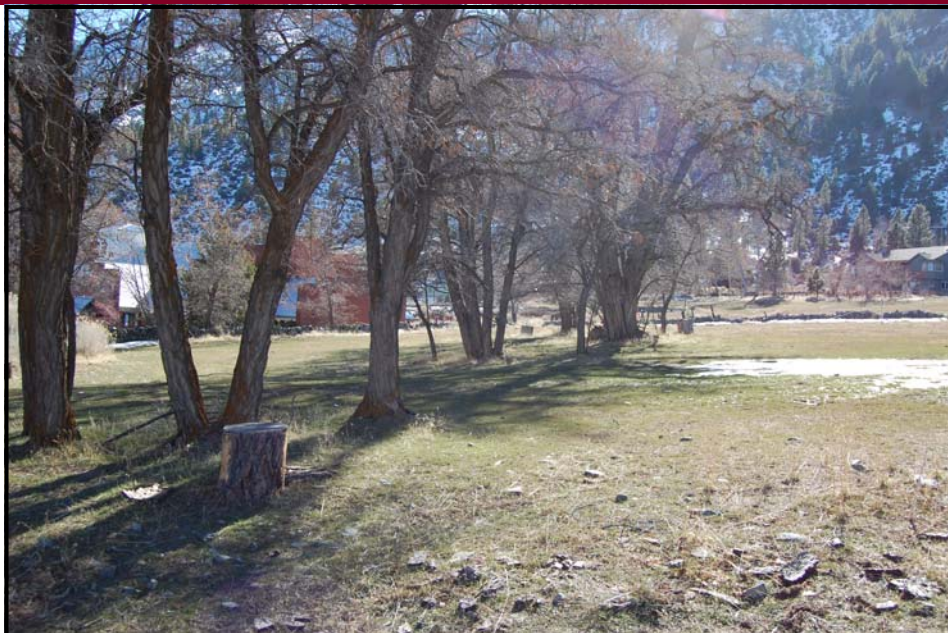
Address	Parcel #	Acres	LOT SF	Zoning
2246 Main Street	131909801028	1.43	62,291	NC

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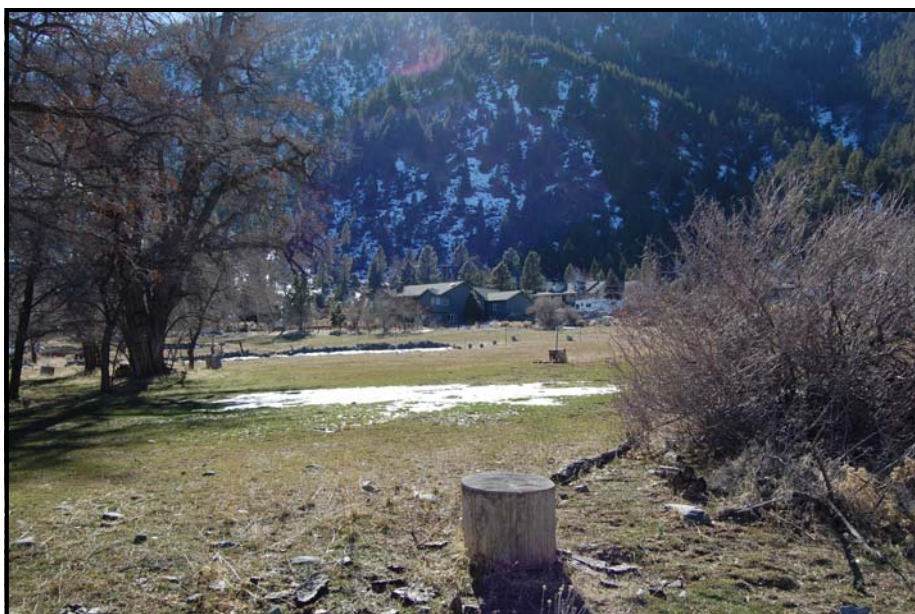


Pictures

1.43 Acres Commercial Land, Genoa, NV



View from North end



View from North end

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Pictures

1.43 Acres Commercial Land, Genoa, NV



View from Northwest, US Post Office in background



View from top or southwest corner

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Zoning & Utility Summary

1.43 Acres Commercial Land, Genoa, NV

ZONING

DESIGNATION	Neighborhood Commercial (NC)
DESCRIPTION	The purpose of this district is to provide areas for the development of restricted retail and business uses which have minimal impact on surrounding properties. The uses are oriented to provide services to the immediate neighborhood and in doing so reduce the amount of vehicle trips by providing local retail services.

UTILITY/INFRASTRUCTURE

ELECTRIC

NV Energy
800.962.0399 or 775.834.4444
6100 Neil Rd. Carson / 875 Long St. Reno
www.nvenergy.com

WATER/SEWER

Douglas County Public Works
1120 Airport Rd., Bldg. F-2
Minden, NV 89423
(775) 782-9989

NATURAL GAS

Southwest Gas
400 Eagle Station Lane
Carson City, NV 89701
775.882.2126
www.swgas.com

TELEPHONE

Frontier Communications
1520 Church Street
Gardnerville, NV 89410
(877) 462-8188

INTERNET-CABLE

Charter Communications
9335 Prototype Dr.
Reno, NV 89521
800-314-7195
www.charter-business.com

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