

0.79 ACRE RETAIL LAND

2110 N. CARSON STREET | CARSON CITY, NEVADA

FOR SALE - \$295,000.00 (\$8.57 PSF) / FOR LEASE: \$0.10 PSF/MO. NNN



FEATURES

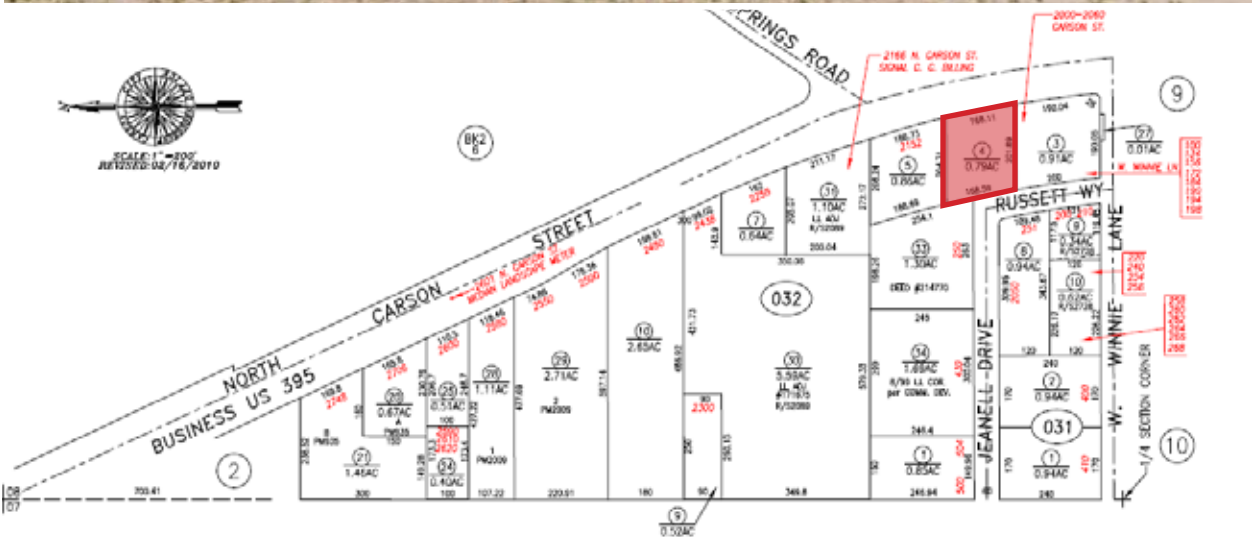
- Prime retail location across from Cal-Ranch
- Traffic Counts: 24,000 Cars Per Day (NDOT)
- Excellent exposure
- Close proximity to adjoining retail provides additional traffic to the site
- Owner financing potential

SPECIFICATIONS

- Zoned Retail Commercial (RC)
- APN: 001-032-04
- 0.79 acres (34,412 square feet)
- For Sale: \$295,000.00 (\$8.57 PSF)
- For Lease: \$0.10 PSF/Mo. NNN

BUSINESS FRIENDLY ENVIRONMENT FOR CORPORATE USERS

The Tax Foundation ranked Nevada as the third most business-friendly state due to its favorable tax climate, which includes no corporate income taxes, personal income taxes, inventory taxes, unitary taxes, estate and/or gift taxes, franchise taxes, inheritance taxes or special intangible taxes.



FOR MORE
INFORMATION
(775) 828-4665

Thomas Miller, CCIM
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Miller Industrial Properties
1485 Southern Way
Sparks, Nevada 89431



AREA DESCRIPTION

- Close proximity to adjoining retail and commercial provides additional traffic to site
- Located on the main thoroughfare provides excellent exposure
- Immediate access to US-395 - easy access and a short drive to Reno, NV
- Beneficial rear street (Russett Way) access
- Located on bus route
- Close proximity to labor pool



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