

FOR SALE**\$675,000****BUSINESS
PROPERTIES****2030 & 2040 RENO HWY FALLON, NV 89406**

Property Information

SIZE: 1.338 +/- Ac. Parcel**PRICE:** \$675,000

OVERVIEW

This well-located commercial property is situated on a spacious parcel with 200' of Frontage on the "Reno Highway" which is the most well-travelled arterial in the growing City of Fallon. The parcel is surrounded by many modern, high quality commercial uses, i.e. retail, fast food, office, medical, lodging etc. The property has two existing buildings, the east building is 60' x 112' and the west building is 40' x 112' for a total square footage of 11,200 +/- sf. It is an ideal opportunity for an owner user to occupy one building and lease the other to a complementary business. The lot features ample parking, wide vehicular access from the Reno Highway, and a fenced, secure, outdoor storage yard (which includes a 40' x 60' metal shed) with a bonus access to a Churchill County easement running along the rear (North) boundary of the parcel. The property can be utilized as-is with minor remodeling/maintenance, repositioned for an alternate use, or totally redeveloped to suit a new Buyer's needs. The property may also be divided for the right buyer.

Details:

- Zoning is C-2 and APN 008 361 54
- Buildings built in 1974
- Construction is Post and Beam type, with a clear-span design/no columns, & is equipped with metal roof and siding.
- Both Buildings have Men's & Women's Restrooms.
- County Sewer Service and a private well-served water system.
- Gas and Electric service is separately metered & provided by NV Energy. Both buildings feature fluorescent lighting.
- Police and Fire Service is provide by Churchill County.
- The two buildings also equipped with Gas Heaters and Evaporative Coolers.
- Both buildings have 8' x 8' drive in doors and feature full width street front showroom areas.
- Roof is in a good and well maintained condition and ceilings are insulated with 6" Fiberglass insulation.
- Buildings are priced in "AS-IS" condition.
- Churchill Telephone provides communication and internet service.

Kimberly Clark

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Michael J. McCabe, SIOR

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**RENO TAHOE REAL ESTATE, LLC
dba Coldwell Banker Commercial
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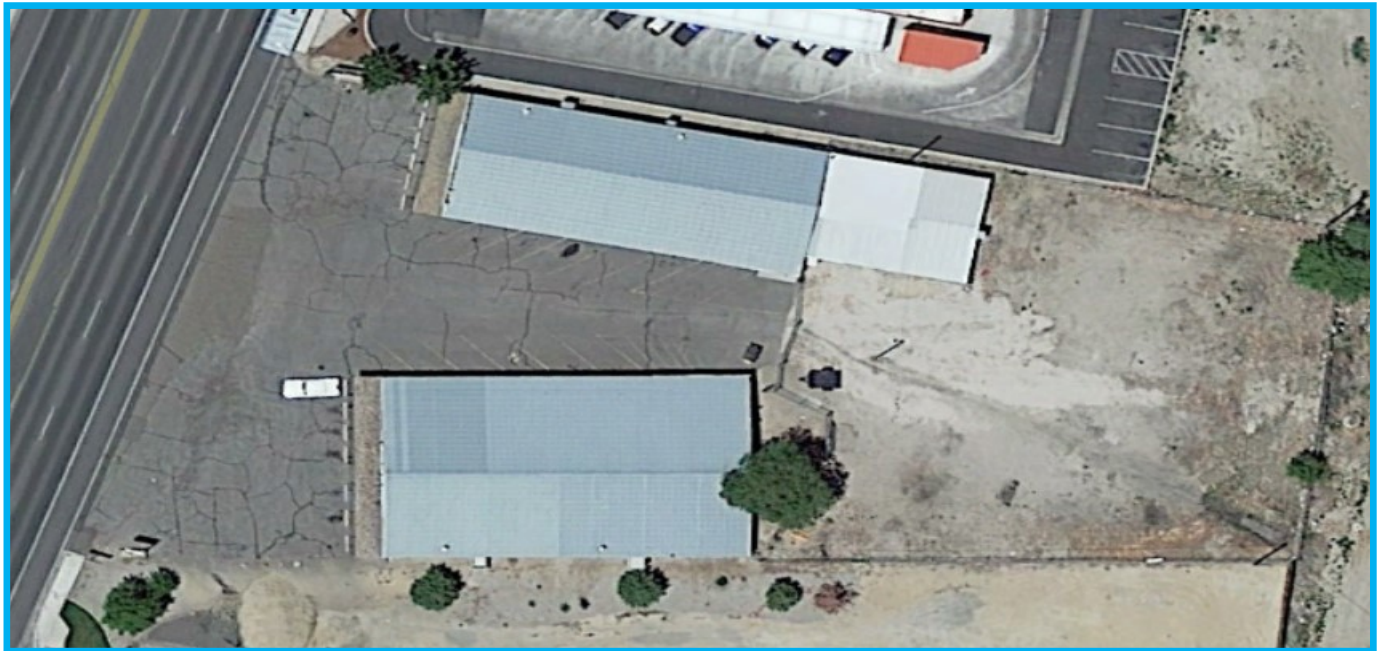
5011 Meadowood Mall Cir.**Ste. 301 Reno, NV 89502****775-829-5900**

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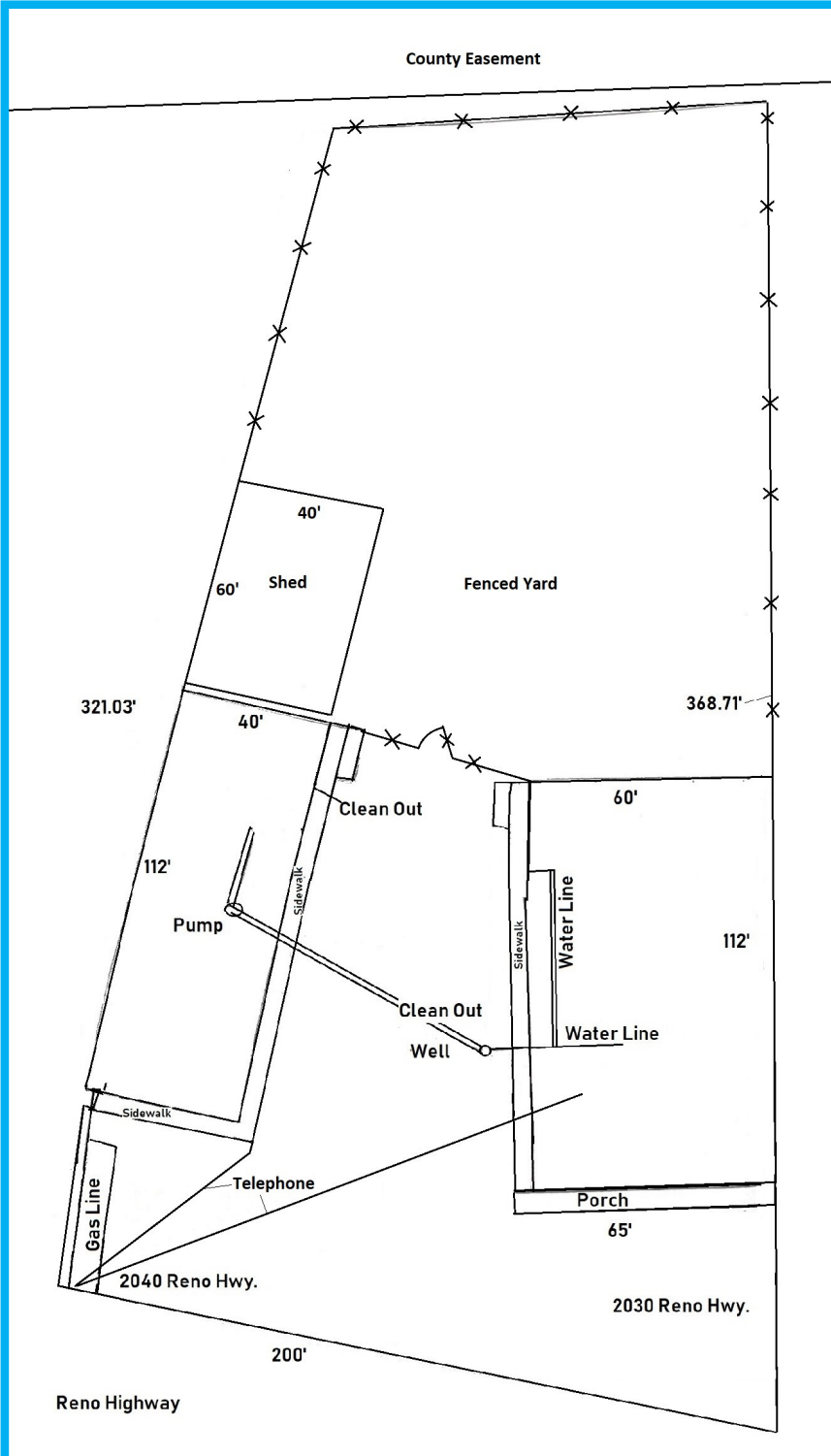
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