

**FOR SALE****\$575,000****BUSINESS  
PROPERTIES****102 & 114 VICTORIAN AVE. SPARKS, NV 89431**

## Property Information

**SF**

3,949

**PRICE**

\$575,000

**PROPERTY OVERVIEW:**

Retail and residential complex on very active corner at 1st St. and Victorian Ave. 1,870 sq. ft. retail facility, and 4 residential units. Good investment opportunity or possible redevelopment property. Zoned TOD and ready for investors ideas to capitalize on the location.

**AREA DESCRIPTION:**

This property is located on Victorian Ave parallel to Interstate 80 between McCarran Blvd. and Pyramid Way. Direct access from I-80 to North/South I-580/US 395 and the McCarran Blvd. loop. Close proximity to local restaurants and easy walking distance to the Nugget and the Sparks Marina. Transit Oriented Development and Bus Route

**Kimberly Clark****Direct: 775-823-3378    Cell: 775-980-7232****kimberly@cbcreno.com    Fax: 775-829-5909****CBCWORLDWIDE.COM**

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5011 Meadowood Mall Cir.  
Ste. 301 Reno, NV 89502  
775-829-5900**

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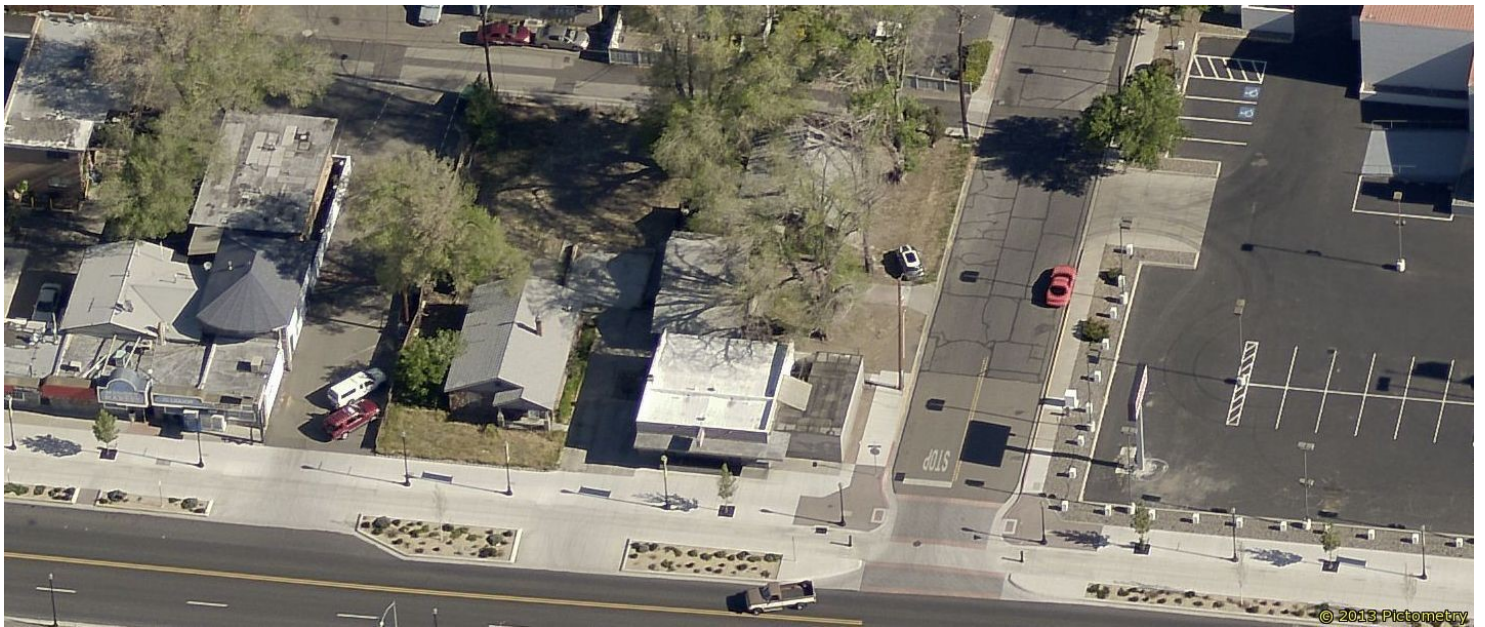
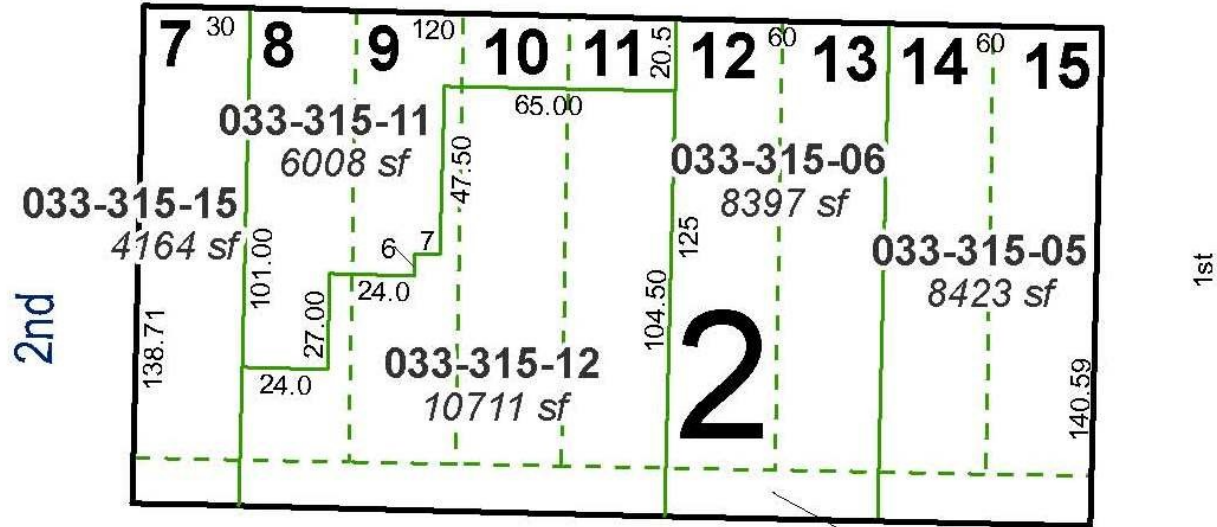
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