

Price Reduction

3650 Warren Way
Reno, NV

Price: \$413,500

±1,848 SF stand-alone converted office building in central Reno with additional 1,848 SF basement

Currently used as counseling center with offices and group meeting rooms

0.024 acre lot (8,882 SF)

Reception area

Finished basement with offices and storage

Outdoor patio and yard

Ample parking & street parking

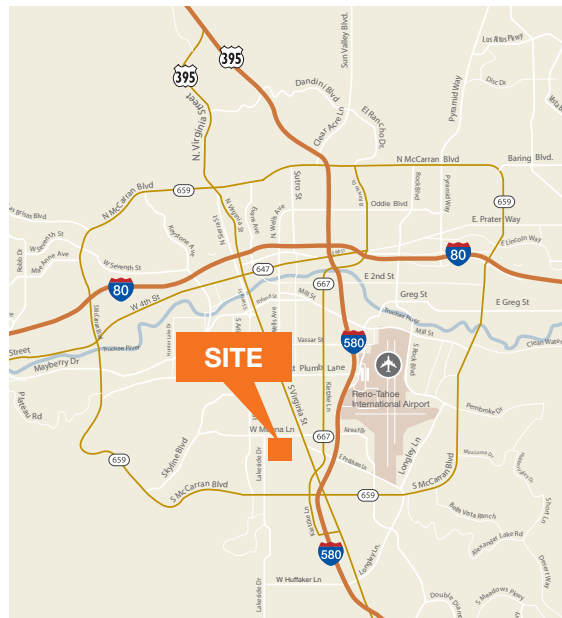
Great location off Moana Lane

Zoned: PO

APN: 824-822-12



Location



Contact

Suzy Klass

775.336.4644

sklass@kiddermathews.com

3650 Warren Way

| DEMOGRAPHICS | | | |
|--------------|------------|------------|-----------|
| Miles | Population | Households | HH Income |
| 1 | 18,044 | 7,738 | \$47,345 |
| 3 | 93,607 | 41,966 | \$62,064 |
| 5 | 209,699 | 89,017 | \$63,411 |

| TRAFFIC COUNTS | |
|--------------------|-----------|
| Intersection | Trips/Day |
| Moana / Warren Way | 10,062 |
| Moana / Lakeside | 14,294 |
| Lakeside / Peckham | 13,339 |



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