

FOR SALE  
900 E 4TH STREET  
Reno, Nevada

**AVISON  
YOUNG**  
Western Alliance  
Commercial, Inc.

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## HISTORIC INDUSTRIAL BUILDING & 65 ACRE FEET WATER RIGHTS



### Building Overview:

900 East 4th street is a 15,410 +/- sf, single story, industrial building that was originally constructed for the Reno Brewery in 1940 and sits on 0.92 Acres of land. The construction is steel with brick veneer, it's aesthetics are highly appealing and its structural integrity is superior when compared to other construction types within the immediate area.

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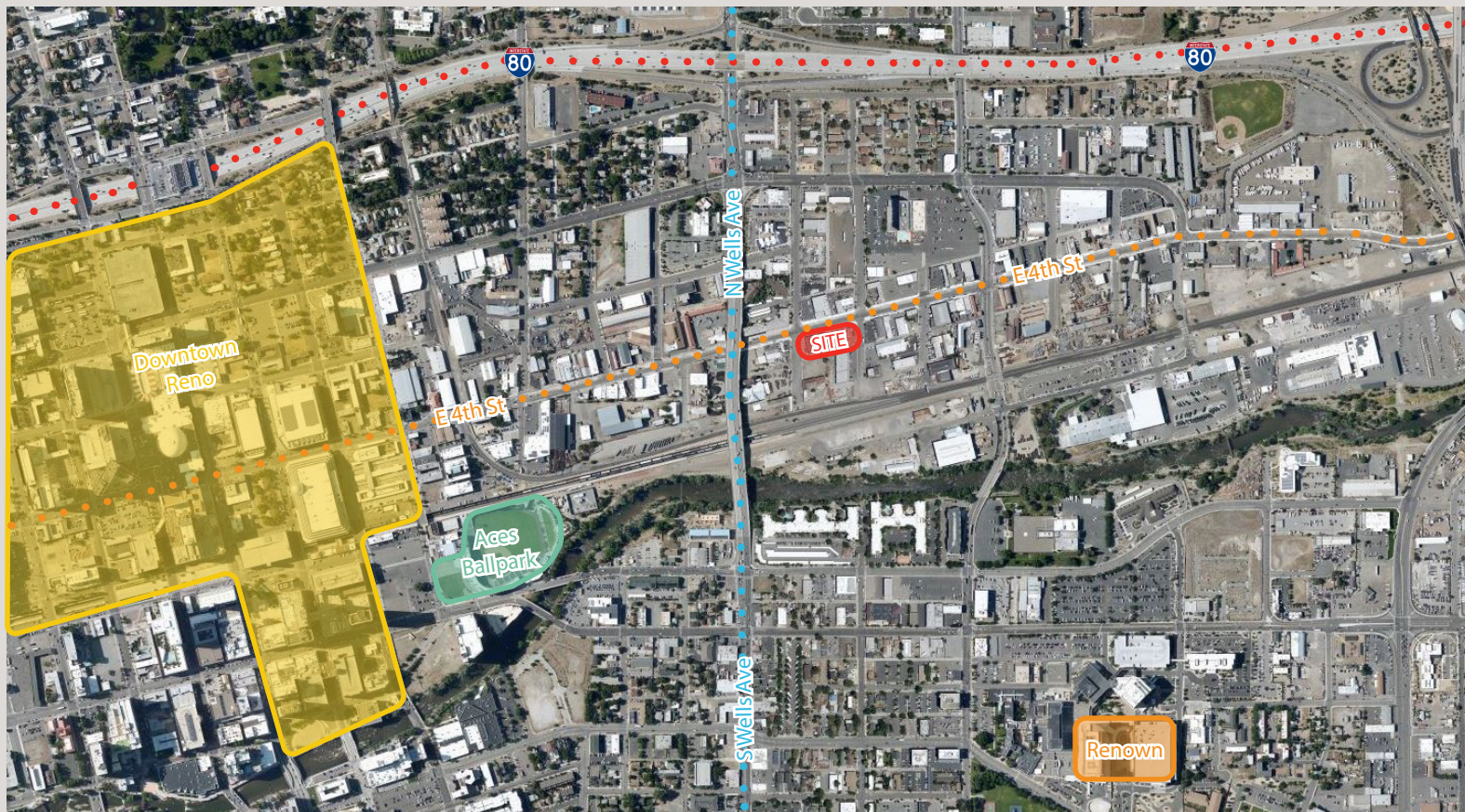


DBA Avison Young Western Alliance Commercial Inc. | Independently Owned and Operated  
6151 Lakeside Drive, Suite 1000 | Reno, NV 89511  
[avisonyoung.com](http://avisonyoung.com)

The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract.

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**LOCATION:**

The opportunity zone location is on Old Hwy 40, which runs east and west through the heart of Downtown Reno and Sparks, NV. Now called 4th street. In early 2019 the regional transportation authority completed a \$58 million dollar rehabilitation and upgrade to the corridor. Between Wells and Sutro, the property lies just east of downtown, less than 1 mile from I80 to the north and 1 mile to I-580 to its East.

**DEMOGRAPHICS:**

	1-Mile	3-Miles	5-Miles
Population	20,387	135,593	255,865
Households	9,586	56,674	102,779
Avg Household Income	\$45,906	\$60,253	\$72,001
Median Household Income	\$30,544	\$42,656	\$52,089
Total Employees	43,780	118,735	176,685
Median Age	38.3	34.9	36.6

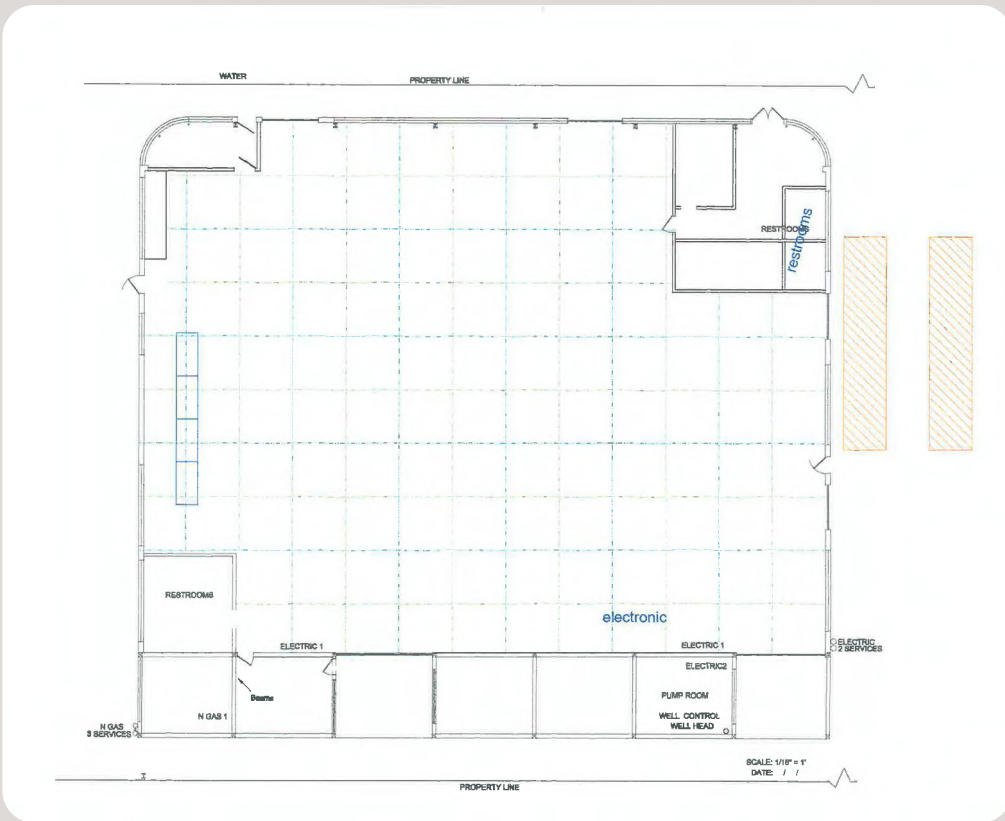
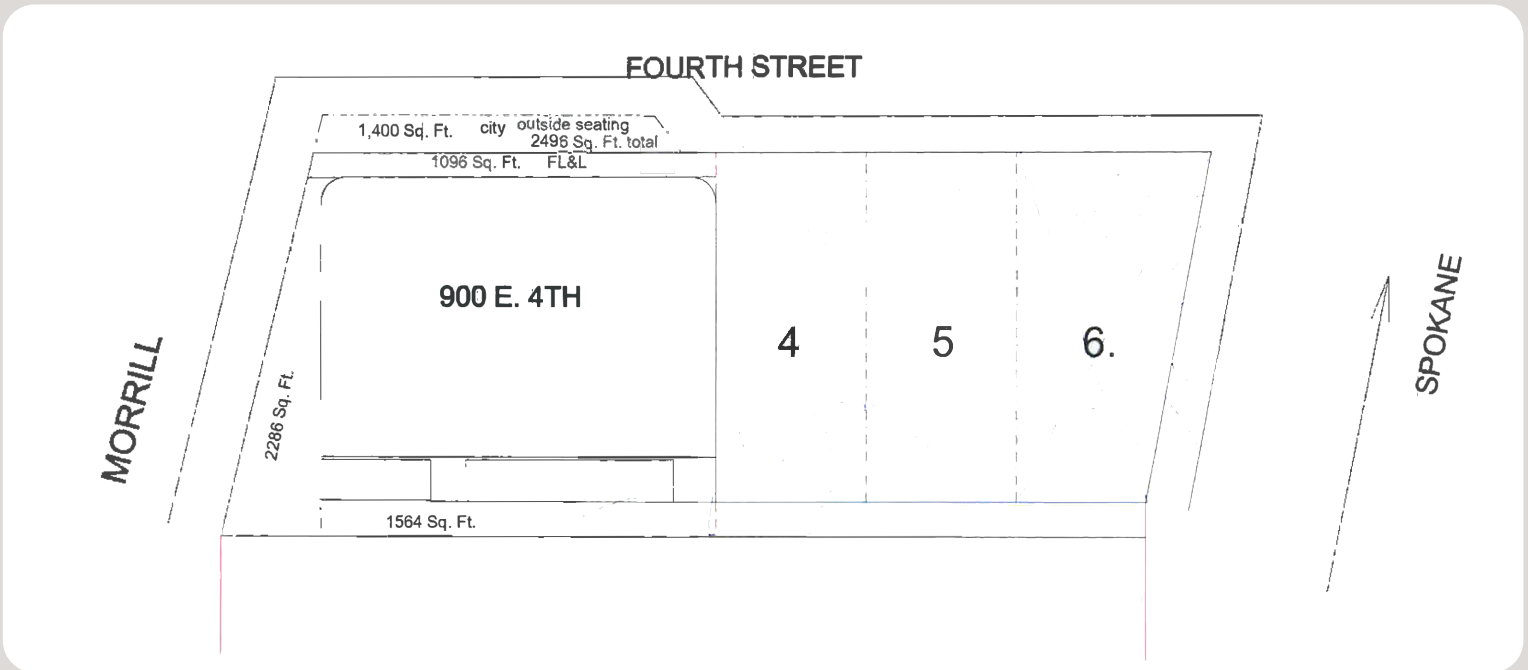
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This 15,410 +/- SF steel, bridge truss construction with brick curtain walls has a 13,000 SF section which is clear span. The roof is 8" x 2" tongue and groove with Ten, pyramid shaped 10' x 10' and Five 10' x 9' glass skylights, together with the glass block integrated into the north wall, natural light fully illuminates the interior 14" thick concrete pad. Historical data points to Fredrick DeLongChamps as the architect of record on this piece of Reno History. The adjacent 20,000 SF fenced and secured lot is also included in the sale and could provide additional parking or possibly more developable land, buyer to verify.

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