

FOR SALE— 4.802 ACRES

Reno Tahoe Real Estate LLC
Business Properties



\$2,615,000

LAND



7455 Longley Lane Reno, NV 89521

PROPERTY INFORMATION

SF

LAND= 209,175±

PRICE

\$12.50 /SF or \$2,615,000

OVERVIEW

This well-located property is situated on the south end of Longley Lane between Maestro and Colbert Street, it's zoned IC, and is an excellent in-fill development prospect for a wide variety of commercial uses. Topographically is substantially flat, has a year round drainage stream of Thomas Creek running through the middle which is designed to flood irrigate a 1.5 +/- acre pasture. The neighborhood is well developed in a variety of uses, i.e. retail, health care, office, flex industrial etc. It's close to a plethora of services including restaurants, athletic clubs, misc. Auto service providers, grocery/food stores, shopping, and more. It also has excellent access to the 395-580 Freeway, South Virginia St., McCarran Blvd., and of course the Reno-Tahoe International Airport is just 5 minutes away

PROPERTY DETAILS

-Building Sq. Ft.: 6,000 consisting of 4,500 sf shop and 1,500 sf office with mezzanine of equal size (shop also

has a service pit, compressed air distribution and two interior floor drains);

-Two houses of approximately 1100 to 1200 sf in size (which are currently rented on a month to month basis)

-4.802 +/- acres

-Utilities: TMWA (City) Water Service, NV Energy Electric and Natural Gas, Sewer is septic for the 3 existing buildings

-There is no known flood zone applicable to the property.

Reno Tahoe Real Estate LLC

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LIC. # B.707. LLC

Reno Tahoe Real Estate LLC is independently owned and operated.

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