

FOR SALE

994 FOREST ST

RENO, 89509

Street Commercial Real Estate
522 Lander St #200 Reno, NV 89509
(775) 852-5225
www.street-cre.com



Matthew Harris

Principal - Broker
Matt.Harris@street-cre.com
NV RE #B.1002868
O: (775) 852-5225 Ext 1002
C: (775) 250-4684



Ben Harris

Principal
Ben.Harris@street-cre.com
NV RE #S.0187049
O: (775) 852-5225 Ext 1001
C: (775) 221-6846



Mark Nowaczewski

Associate-Office
Mark.Nowaczewski@street-cre.com
NV RE# S.0203363
O: (775) 852-5225
C: (775) 857-7798

PROPERTY HIGHLIGHTS

994 FOREST ST

- 1,990 SF Freestanding Office Building
- 890 SF Available
- Multi-Tenant
- Built in 1941, Renovated in 2022
- 0.10 AC Lot
- Located in Reno Midtown District
- Zoned MU-MC

SALE PRICE:
\$850,000.00
(\$427/SF)

GREAT OWNER-USER OR INVESTMENT OPPORTUNITY!



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material in making an offer and is limited to statements of income and expenses of the property, your attorney, or other professional advisor.

PROPERTY EXTERIOR



This information supplied herein is from sources we deem reliable. It is provided with the understanding that a Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income, expenses, or other professional advisor.



This information supplied herein is from sources we deem reliable. It is provided with the understanding that a Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income, expenses, or other professional advisor.

STREET COMMERCIAL REAL ESTATE

PROPERTY INTERIOR



WWW.STREET-CRE.COM

522 LANDER ST # 200 RENO, NV

(775) 852-5225



This information supplied herein is from sources we deem reliable. It is provided with the understanding that the Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney.

No representation, warranty, or guarantee, expressed or implied as to its accuracy. It is provided with the understanding that the Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney.

LOCATION HIGHLIGHTS

DOWNTOWN SUBMARKET

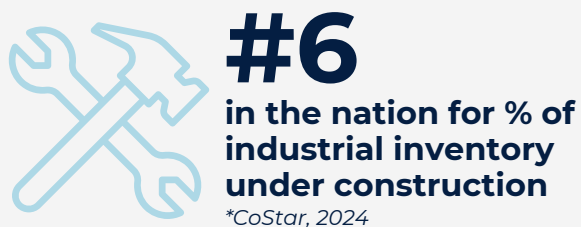
- High Walkability
 - 93 Walk Score
- High Concentration of Nearby Retail, Services, and Amenities
- Competitive Rental Rates
- New Development Projects Underway
- Key Hub for Business Activity



REGIONAL ADVANTAGES

“Diversification within the Northern Nevada region has proven to provide stability during recent economic volatility more broadly,” Gordon said. “At the same time, wages are rising and consumer spending has been strong.”

-Brian Gordon, Principal Analyst with Applied Analysis, 2024



TAX ADVANTAGES

- NO corporate income tax.
- NO personal income tax.
- NO capital gains tax.
- NO inventory tax.
- NO franchise tax.
- NO special intangible tax.

PRO-BUSINESS CLIMATE

- Right to Start State
- #7 in the Nation for Favorable Business Tax Climate
- Numerous Workforce Development & Assistance Programs

REGIONAL DEVELOPMENT- WASHOE, LYON, AND STOREY COUNTY

**EDAWN, 2023*

~2500
Jobs established locally from outside investment

WORKFORCE AVAILABILITY & DEVELOPMENT

- Nevada Ranked #1 in the Nation for Job Growth
- Regional jobs grew by over 29,000 in the last 5 years and are projected to grow by 22,000+ over the next 5 years

KEY INDUSTRIES

- Manufacturing & Logistics
- Aerospace & Defense
- Health
- Information Technology
- Mining
- Tourism/Gaming



CONTACT US

For any questions regarding the market here in the Reno area, or inquiries on a specific property, contact us today!

**522 Lander St #200
Reno, NV 89509**

(775) 852-5225

admin@street-cre.com

www.street-cre.com



Scan to visit our website! We offer the latest market data, an in-depth look at our services, and more!

LANDLORD SERVICES TEAM



Matthew Harris

Principal - Broker
Matt.Harris@street-cre.com
NV RE #B.1002868
O: (775) 852-5225 Ext 1002
C: (775) 250-4684



Ben Harris

Principal
Ben.Harris@street-cre.com
NV RE #S.0187049
O: (775) 852-5225 Ext 1001
C: (775) 221-6846



Mark Nowaczewski

Associate-Office
Mark.Nowaczewski@street-cre.com
NV RE# S.0203363
O: (775) 852-5225
C: (775) 857-7798