

FOR SALE

994 FOREST ST

RENO, 89509

Street Commercial Real Estate
522 Lander St #200 Reno, NV 89509
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PROPERTY HIGHLIGHTS

994 FOREST ST

- 1,990 SF Freestanding Office Building
- Multi-Tenant, Fully Leased
- 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 from your attorney, or other professional advisor.

INVESTMENT OVERVIEW

994 FOREST ST

TENANT 1- 1,100 SF

Months	Base Rent	Monthly Rent	Yearly Rent
1-12	\$2.05/SF FS	\$2,250	\$27,000
13-24	\$2.31/SF FS	\$2,550	\$30,600
24-26	\$2.50/SF FS	\$2,750	\$33,000

TENANT 2- 890 SF (TERM BEGINNING 10/2025)

Months	Base Rent	Monthly Rent	Yearly Rent
1-3	\$2.25/SF FS	\$2,005	\$6,016
4-15	\$2.25/SF FS	\$2,005	\$24,066
16-27	\$2.34/SF FS	\$2,085	\$25,028

+ Monthly Utilities	\$125/Mo	\$1,500/Yr
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\$54,666 ANNUAL RENT INCOME

2026 SNAPSHOT

Total Rental Income: \$54,666

Expenses: \$9,475

NOI: \$45,191

Cap Rate: 5.3%

PROPERTY EXTERIOR



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STREET COMMERCIAL REAL ESTATE

PROPERTY INTERIOR



WWW.STREET-CRE.COM

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LOCATION HIGHLIGHTS

DOWNTOWN SUBMARKET

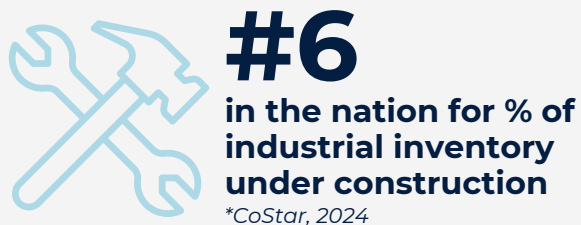
- High Walkability
 - 93 Walk Score
- High Concentration of Nearby Retail, Services, and Amenities
- Competitive Rental Rates
- New Development Projects Underway
- Key Hub for Business Activity



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!

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

LANDLORD SERVICES TEAM



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