



## GENERAL COMMERCIAL FOR SALE: \$2,300,400.00

**295 US Highway 395 S  
Washoe County, NV 89704  
Property Information**

**PARCEL NO: 046-080-51; 6.94 Acres**

**PARCEL NO: 046-080-52; 1.75 Acres  
BLDG SF: 2,053 SF  
STORAGE SF: 800 SF**

**\*This parcel may be purchased separately; Buyer must pay cash or obtain their own financing.**

**PARCEL NO: 046-080-53; 4.33 Acres**

**ZONING: GC**

**2.02 ACRE FEET OF WATER  
RIGHTS PER LOT**

**OWNER FINANCING**

***30 YEAR AMORTIZATION DUE IN 10 YEARS***

***\*TERMS FOR APN: 046-080-51 & 046-080-53  
WHEN PURCHASED TOGETHER;  
30% DOWN/3.5% INTEREST***

***\*TERMS FOR PURCHASE OF ALL (3X) APN  
\$600,000.00 DOWN/3.5% INTEREST***

**NOTICE:** The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions, and changes. Although KimberRidge Commercial Real Estate has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents.

**Contact: Kimberly Clark/Broker**  
Nevada Lic. No. B.0049252.CORP  
E: Kimberly@kcrenv.com

**Contact: Jeanette Johns Williams**  
Nevada Lic. No. S.0186140  
E: JWilliams@kcrenv.com

**KimberRidge Commercial Real Estate**  
3100 Mill Street, Ste. 212  
Reno, NV 89502  
Phone: 775-823-3378  
Email: Help@KCRENV.com  
Broker NV Lic. No. B.0049252.CORP

## Contact Information:

- ◆ Kimberly Clark/Broker  
NV Lic. No. B.0049252.CORP  
C: (775) 980-7232
- ◆ Jeanette Williams/Agent  
NV Lic. No. S.0186140  
C: (775) 225-9439

## Property Features:

- Water rights (2.02 Acre Feet/Lot)
- Owner Financing Available
- 2053 SF BLDG
- 800 SF STORAGE
- Excellent Development Opportunity

## PRICE:

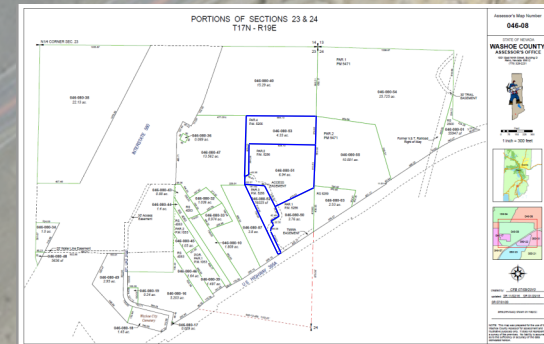
046-080-51 - \$1,110,400.00  
046-080-52 - \$ 515,000.00  
046-080-53 - \$ 675,000.00  
**(3x) APN - \$2,300,400.00**

## Area

Centrally located between Carson City and Reno  
Easy access to main tributary linking the two  
Surrounded by commercial uses  
Nearby future Saint James Development

## DEVELOPMENT OPPORTUNITY!

KimberRidge Commercial Real Estate is proud to present this incredible development opportunity incorporating three generously sized lots with water rights; zoned for general commercial use; centrally located with easy access to the main thoroughfare between Carson City and Reno, Nevada.



**KIMBERRIDGE COMMERCIAL REAL ESTATE**  
Broker's Nevada Lic. No. B.0049252.CORP  
3100 Mill Street, Ste. 212  
Reno, NV 89502  
P:775-823-3378

