



MEDICAL/DENTAL FOR LEASE

4530 S. CARSON STREET, SUITE 5
CARSON CITY, NV 89701

Price

Base Rents: \$1.75/SF/MON
*Plus NNN/CAM Fees

Approx. 2,784 SF

Unit offered "As Is/Where Is"

**OWNER FINANCING
FOR TENANT IMPROVEMENTS
SUBJECT TO CREDIT WORTHINESS**

**Terms available for 5-year lease with 3% approx.
yearly acceleration of payments, plus interest
*Monthly payments can be increased to
payoff TI's early with less interest.*

*****ALL TERMS ARE NEGOTIABLE*****



Contact: Jeanette Johns Williams
Commercial/Residential Specialist
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Contact Information:

Jeanette Williams/Agent
NV Lic. No. S.0186140
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Property Features:

- Centrally Located Shopping Center
- Excellent Visibility From Hwy 395
- Electric Charge Stations for Customers
- Zoned General Commercial
- Traffic Counts Around 50,000/Day

PRICE:

Base Rents: \$1.75/SF/MON
*Plus NNN/CAM Fees
**Owner Financing for TI's Available
Subject to Tenant Worthiness

Area :

Located in the capital city of the state of Nevada. Just off of U.S. Highway 395 near where it intersects with I-580. The center has relatively high traffic counts and excellent visibility.



MEDICAL/DENTAL FOR LEASE!



KimberRidge Commercial Real Estate is proud to present this beautiful office space previously utilized as a dentist's office. This unit is located in a well developed shopping center in Carson City with well established tenants such as Anytime Fitness and Eyemart.

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