

## FOR SALE: RETAIL COMMERCIAL

**2901 N. Carson Street**  
**Carson City, Nevada**  
**Sales Price: \$1,600,000.00**

### PROPERTY INFORMATION

APN: 002-061-28  
LOT SIZE: .7 Acres  
BUILDING SF: 1,936 SF  
ZONING: RC

PRICE  
\$1,600,000.00

### FEATURES

- Excellent access to I-580
- Development opportunity
- Improvements Leased
- 7.38% Cap. Rate

\*The Tenant's financials can be made available upon the execution of an NDA.

**Contact: Bridgette Boswell**  
NV License No. S.0180041/Permit No. PM.0166868

**KimberRidge Commercial Real Estate**  
**2295 S. Virginia Street, Ste. 16**  
**Reno, NV 89502**  
Phone: 775-823-3382  
Email: Bridgette@kcrenv.com

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 Information:**

**Agent: Bridgette Boswell**  
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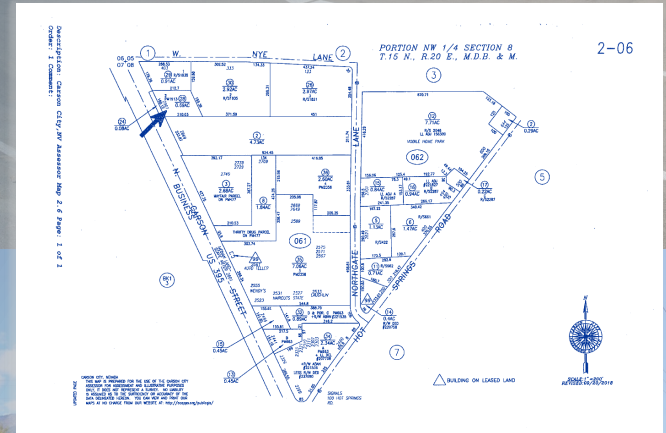
**\$1,600,000.00**  
**7.38% Cap. Rate**

**Area:**

Located in North Carson on main arterial. Just off I-580. Zoned retail commercial. Neighboring Meeks Lumber & Hardware. Amidst several recently renovated office and commercial uses.

**SALE DETAILS**

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