

**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**

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

**ZONING: GC**

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

**OWNER FINANCING**

**\*TERMS FOR INDIVIDUAL LOT FINANCING**

**30% DOWN/3.5% INTEREST**

**30 YEAR AMORTIZATION DUE IN 10 YEARS**

**\*TERMS FOR PURCHASE OF ALL (3X) APN**

**\$600,000.00 DOWN/3.5% INTEREST**

**30 YEAR AMORTIZATION DUE IN 10 YEARS**

**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.

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## Contact Information:

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- ◆ Jeanette Williams/Agent  
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## Property Features:

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

## PRICE:

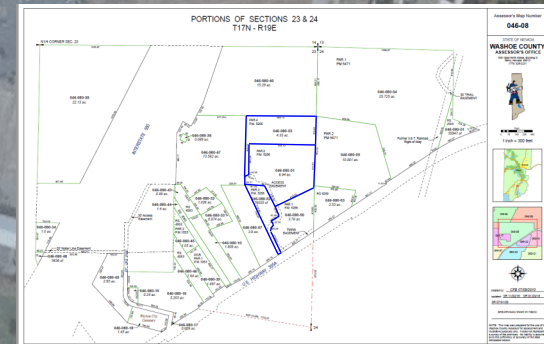
046-080-51 - \$1,110,400.00  
046-080-52 - \$ 515,000.00  
046-080-53 - \$ 675,000.00  
(3x) APN - \$2,300,400.00

## 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.



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