

DEVELOPMENT OPPORTUNITY

FOR SALE: \$2,630,000.00

**120 THOMA STREET & 712 S CENTER
STREET, RENO, NV 89501**

120 THOMA STREET:

YEAR BUILT: 1960

ZONING: MU-MC

PARCEL NO.: 011-234-01

BLDG SF: 6,000 SF

**PARTIALLY FINISHED BSMT: 3,250
SF**

712 S CENTER STREET:

YEAR BUILT: 1907

ZONING: MU-MC

PARCEL NO.: 011-234-16

BLDG SF: 2,058 SF



Contact: Kimberly Clark/Broker
Nevada Lic. No. B.0049252.CORP

KimberRidge Commercial Real Estate

2295 S. Virginia Street, Ste. 16

Reno, NV 89502

Phone: 775-823-3378

Email: Kimbelry@KCRENV.com

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Contact Information:

Kimberly Clark/Broker
NV Lic. No. B.0049252.CORP
Direct: (775) 823-3378
Cell: (775) 980-7232
Kimbelry@kcrenv.com

Property Features:

- (2x) Adjoining Properties For Sale
- 120 Thoma: Office & Multifamily
6 Existing Commercial Spaces
3x 1BDR/1BTH; 1x 2BDR/1BTH
- 712 S. Center: Converted Building
1 Commercial Tenant
Leased through July 2023

PRICE:

\$2,630,000.00

Area

Centrally located in the heart of Midtown
Excellent traffic counts
Superb walkability

FULLY LEASED DEVELOPMENT OPPORTUNITY!

Property is located in Midtown (Reno, Nevada). Situated amidst ample rooftops and with excellent foot traffic and walkability. 120 Thoma Street has 6 commercial suites and 4 residential apartments; includes a partially finished basement of 3,250 SF. Midtown is a neighborhood with unique shops, services and dining options. The two properties are ideal for a new development.



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