# 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

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#### **Contact Information:**

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#### **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:

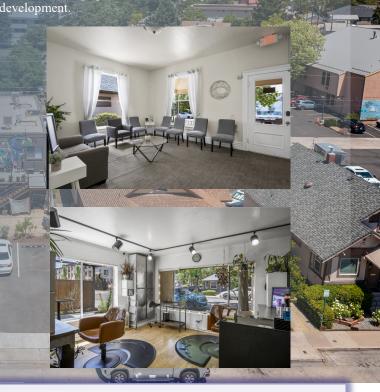
\$2,630,000.00

#### <u>Area</u>

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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