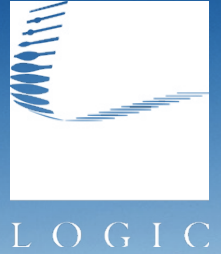


For Sale or Lease

Owner-User Showroom



2794 Hwy. 50 E.
Carson City, NV 89701

Emma Robb
Vice President
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Listing Snapshot

 **\$2.1MM**
Sale Price

 **\$1.40 PSF NNN**
Lease Rate

 **± 9,472 SF**
Total Square Footage

 **± 1.08 AC**
Total Acreage

 **008-161-07**
Parcel Number (APN)

Property Overview

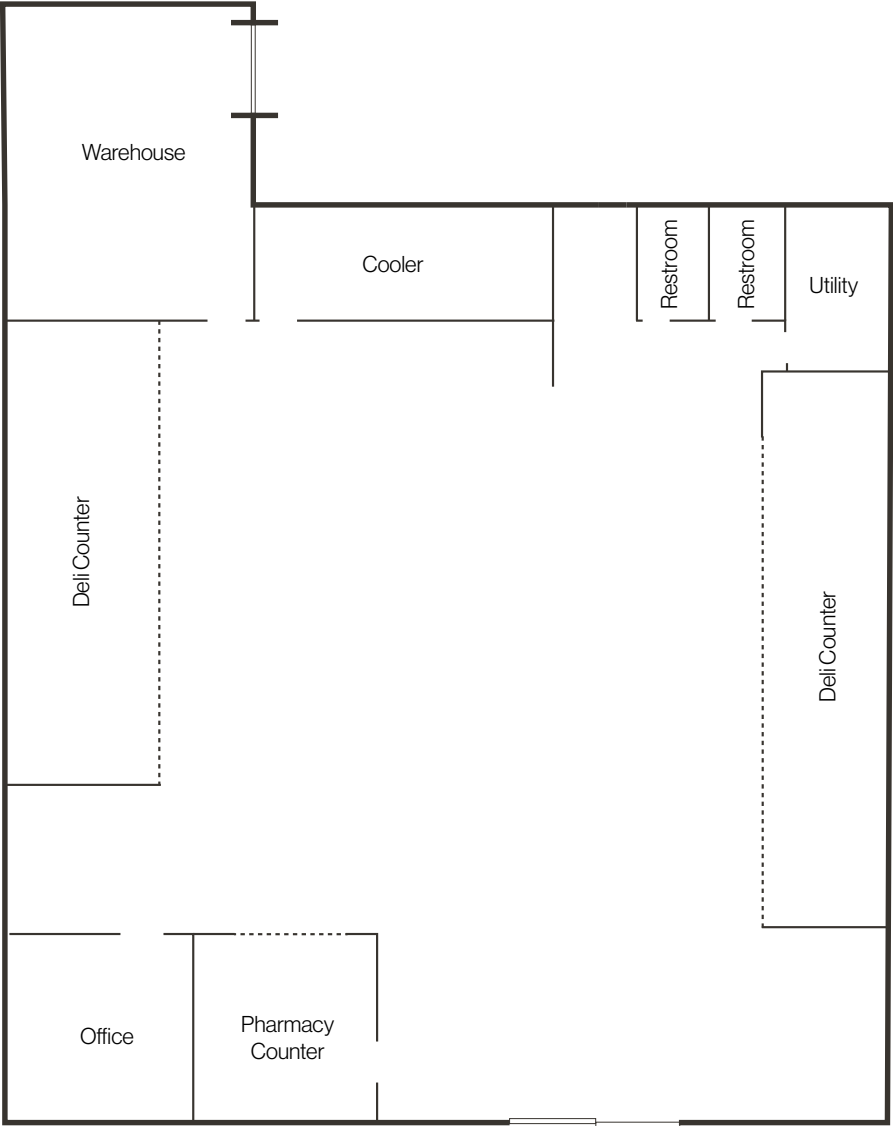
- Approximately ± 9,000 SF of showroom space plus ± 472 SF of warehouse/storage area
- One (1) roll-up garage door providing warehouse access
- Small yard area located at the rear of the property
- Frontage along Hwy. 50 with traffic counts over 38,200 CPD
- Property offers ample on-site parking
- Excellent freeway visibility from I-580
- Strategically located near I-580 and Hwy. 50, offering direct connectivity from Carson City to Reno/Sparks and Fernley

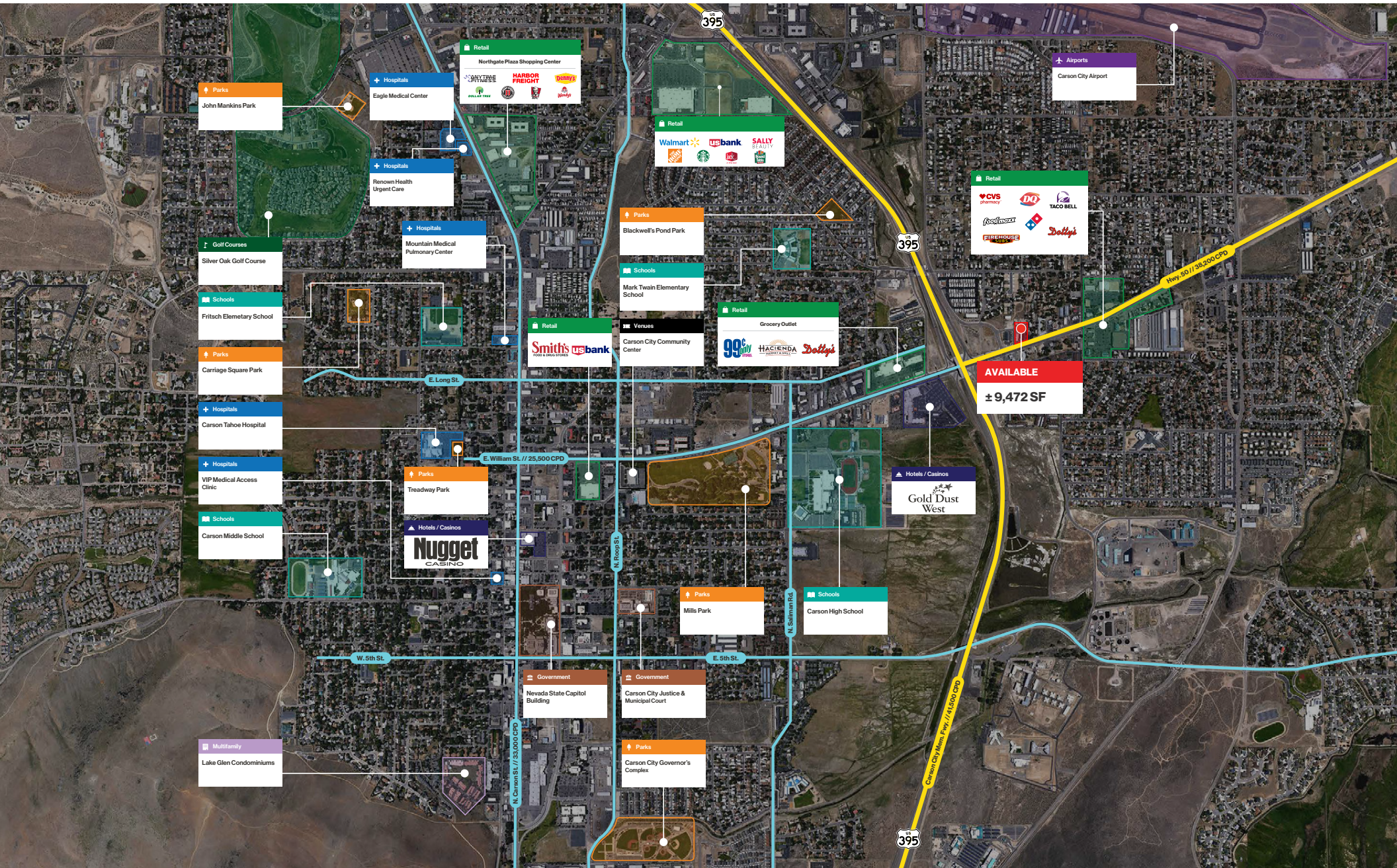
Demographics

	1-mile	3-mile	5-mile
2025 Population	3,487	10,618	18,726
2025 Average Household Income	\$101,871	\$106,924	\$111,225
2025 Total Households	1,302	4,300	7,475



Floor Plan





3D Aerial





Property Photos



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For inquiries please reach out to our team.

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