

SILVERA
COMMERCIAL
REAL ESTATE INC.

SIERRA CENTER

1662 US HWY 395 N | MINDEN, NEVADA

FOR SALE

OFFERING HIGHLIGHT

- Asking Price \$2,199,000 (\$136+/- per Sq. Ft.)
- 90%+/- Occupancy
- Class A Minden Property
- Little Or No Deferred Maintenance
- Fiber Optic in Building
- 16,199 Square Feet
- Long Time Tenants
- Perfect Investor Opportunity



FOR MORE INFORMATION PLEASE CONTACT

Gary Moreira | gary@cvcomre.com

1512 US HWY 395 N | Suite 7A | Gardnerville, NV89410 | P. 775.220.5940 | F. 877.651.0926 | www.silveracommercial.com

LOCAL PRESENCE

GLOBAL REACH

SILVERA

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PROPERTY DETAILS

- 12,261 Rentable Square Feet
- Two Story Elevator Served
- 9 - 1st floor tenant spaces;
15 - 2nd floor tenant spaces
- Parking 73+/- spaces including 2 ADA
- Wet Fire Suppression System
- Office Commercial Zoning
- Four Common Area Restrooms
- Common Conference Room
- In Suite Restrooms in Select Spaces
- 1993 Construction
- .98 Acre Site
- Fiber, DSL and Cable Connectivity
- Tile and Carpeted Flooring
- 50 Year Composition Roof
- Unrestricted exit and entrance on US 395
- Highway Monument Signage



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INCOME & EXPENSE

- 90%+/- Occupancy
- NOI Actual \$151,392
- Actual Expenses: \$18,924
- Absolute potential for expense recovery
- Near Future Rent Increase window for under market rents
- Two Vacancies: Suite 105 @ 991 Sq. Ft. and Suite 206/208 @700 Sq. Ft.



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LOCAL PRESENCE

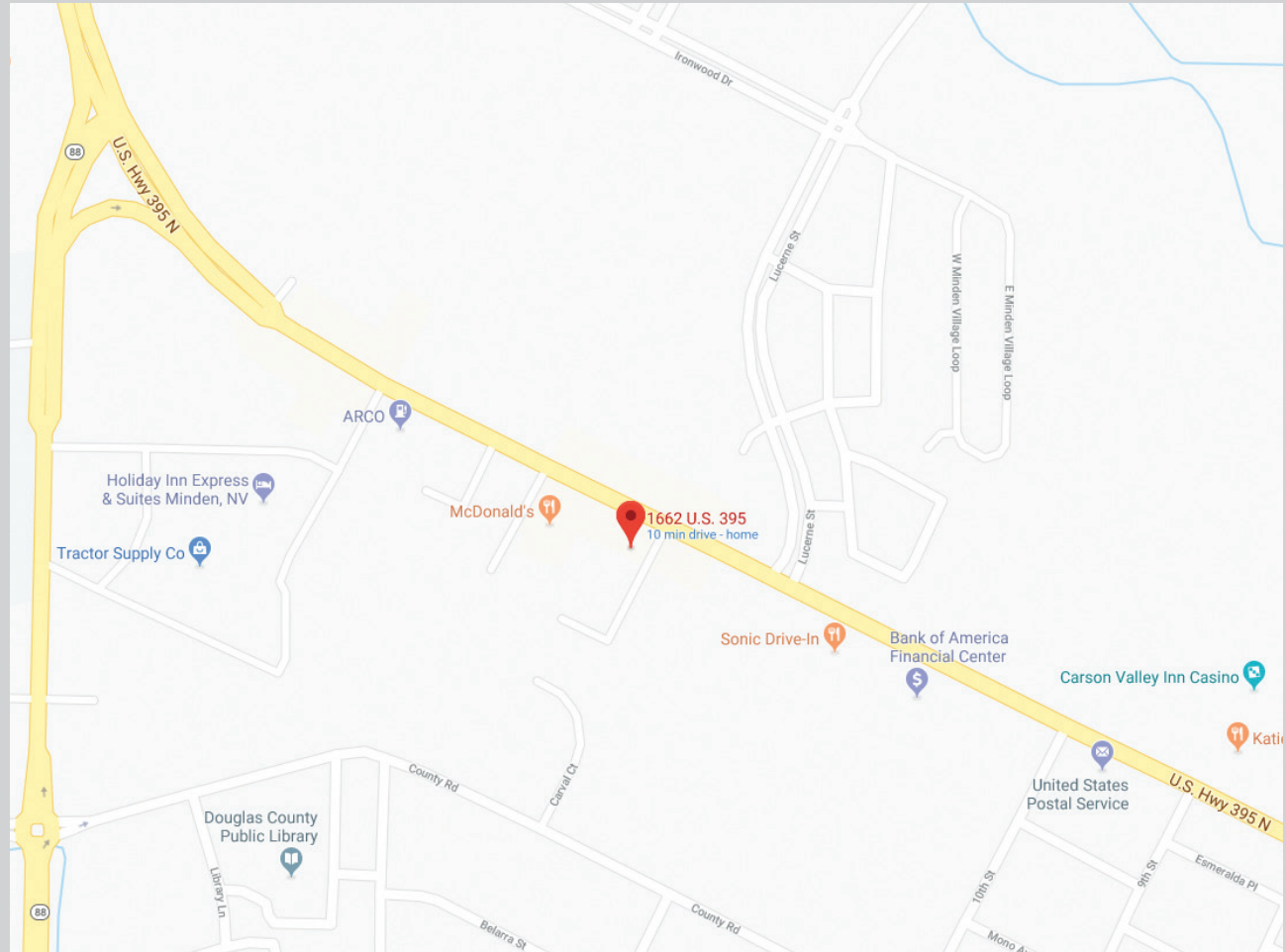
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LOCATION



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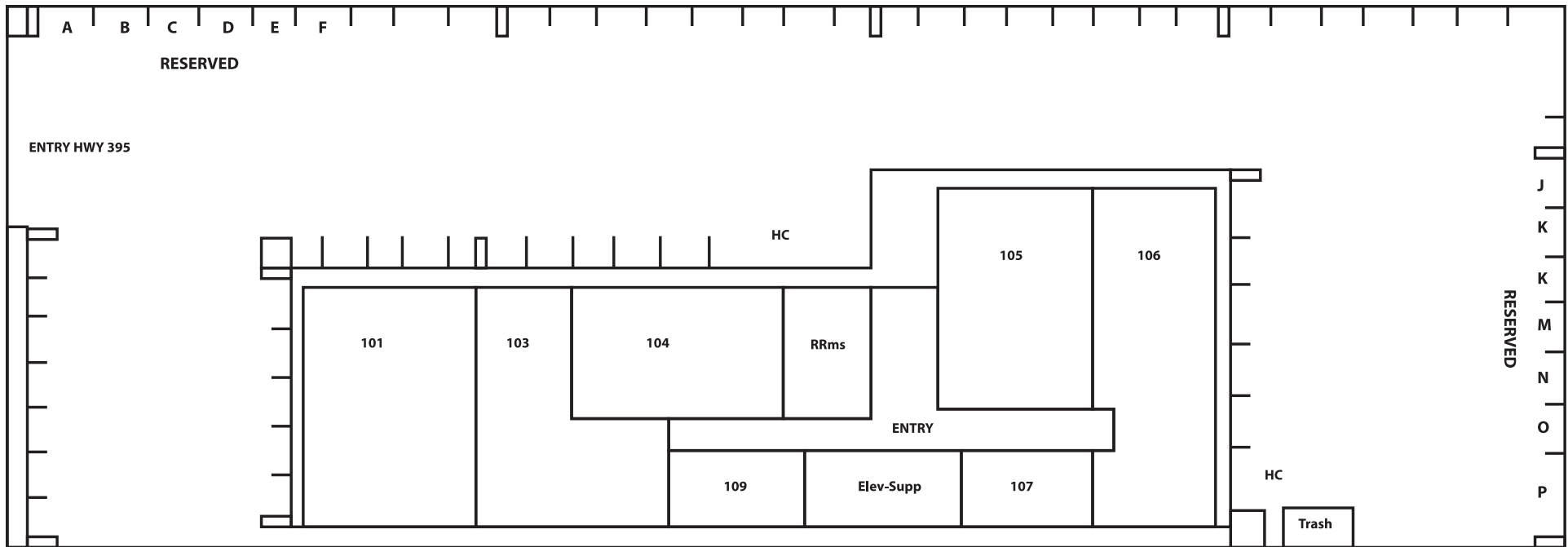
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1ST FLOOR PLAN



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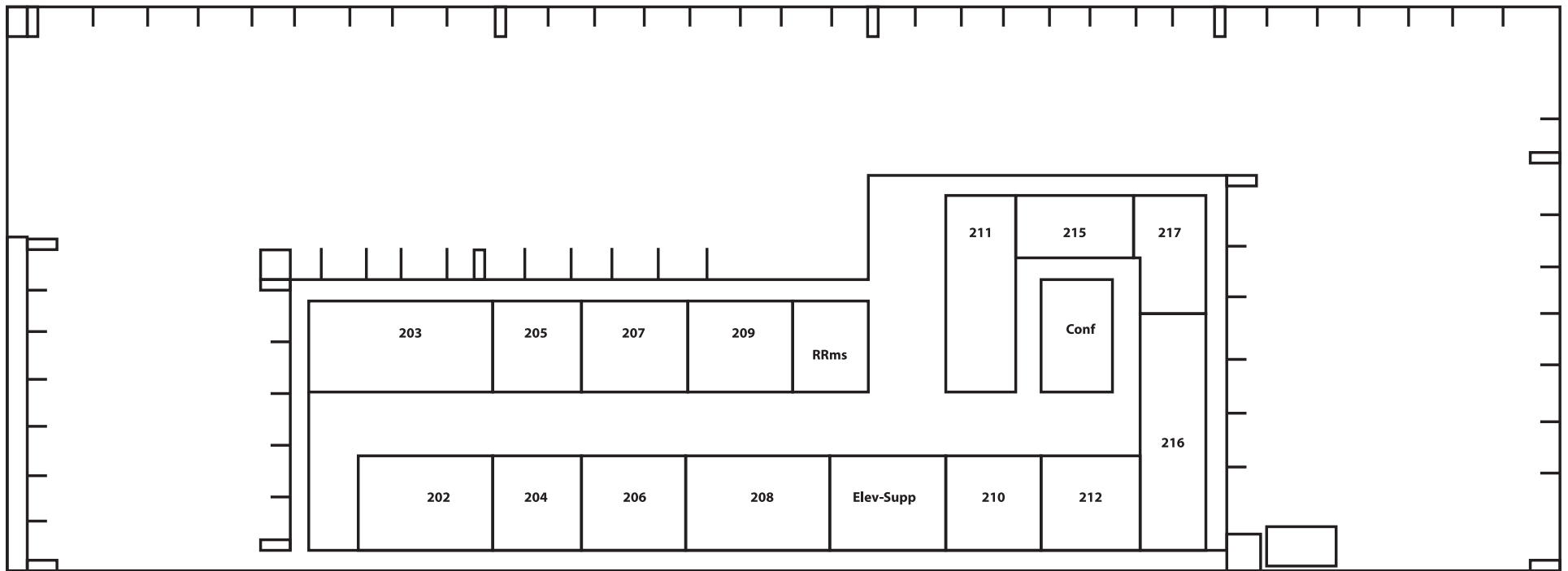
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2ND FLOOR PLAN



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AERIAL VIEWS



FRONT VIEW



REAR VIEW

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PHOTOS



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