



2141 James Ave.

10 Bay Block Construction building with roll up doors and large paved storage yard. Owners will negotiate a 10 year lease back on the property for the space they occupy (Western Nevada Supply).

Still an excellent opportunity for owner/user with two available spaces for occupancy of 1456 sq. ft. each.

Projected monthly income if 100% occupied is \$10,416.

Tenants pay for their own snow removal and utilities.

OFFERED AT \$1,542,757

**COLDWELL
BANKER**

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