

FOR SALE  
6.46± ACRES

STREMMEL EAST  
VERDI, NEVADA

TED STOEVER  
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ted.stoever@colliers.com



# 6.46± Gross Acres

## PROPERTY OVERVIEW

This “gateway” property is ideally located to maximize interstate visibility. Having 960 feet of freeway frontage the property has the potential of exposure to 27,500 vehicles a day. The Community Commercial zoning provides for a large range of retail and commercial uses.

*\*The offering excludes the billboard.*

## PROPERTY DETAILS

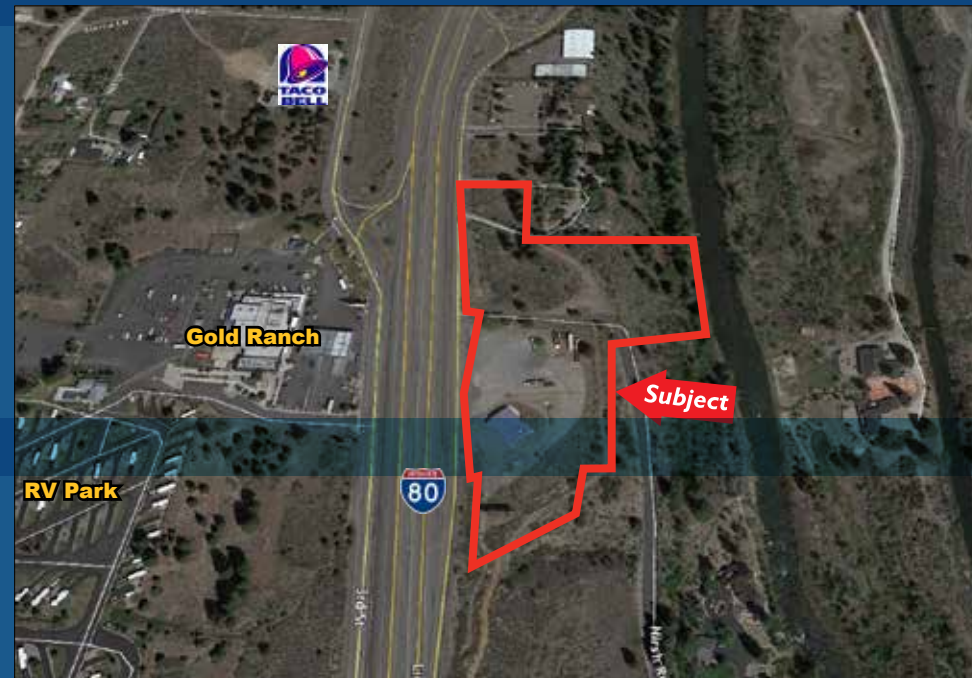
APN: 038-230-07 & 038-230-15  
GROSS ACRES: 6.46±  
ZONING: Community Commercial  
ADDRESS: Verdi, Nevada  
WORK PRODUCT: 960 Linear feet of I80 Frontage

WATER INCLUDED

## OFFERING PRICE

\$6.00 per Square Foot

*\*Based on net usable square footage.*



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# GATEWAY COMMERCIAL PROPERTY

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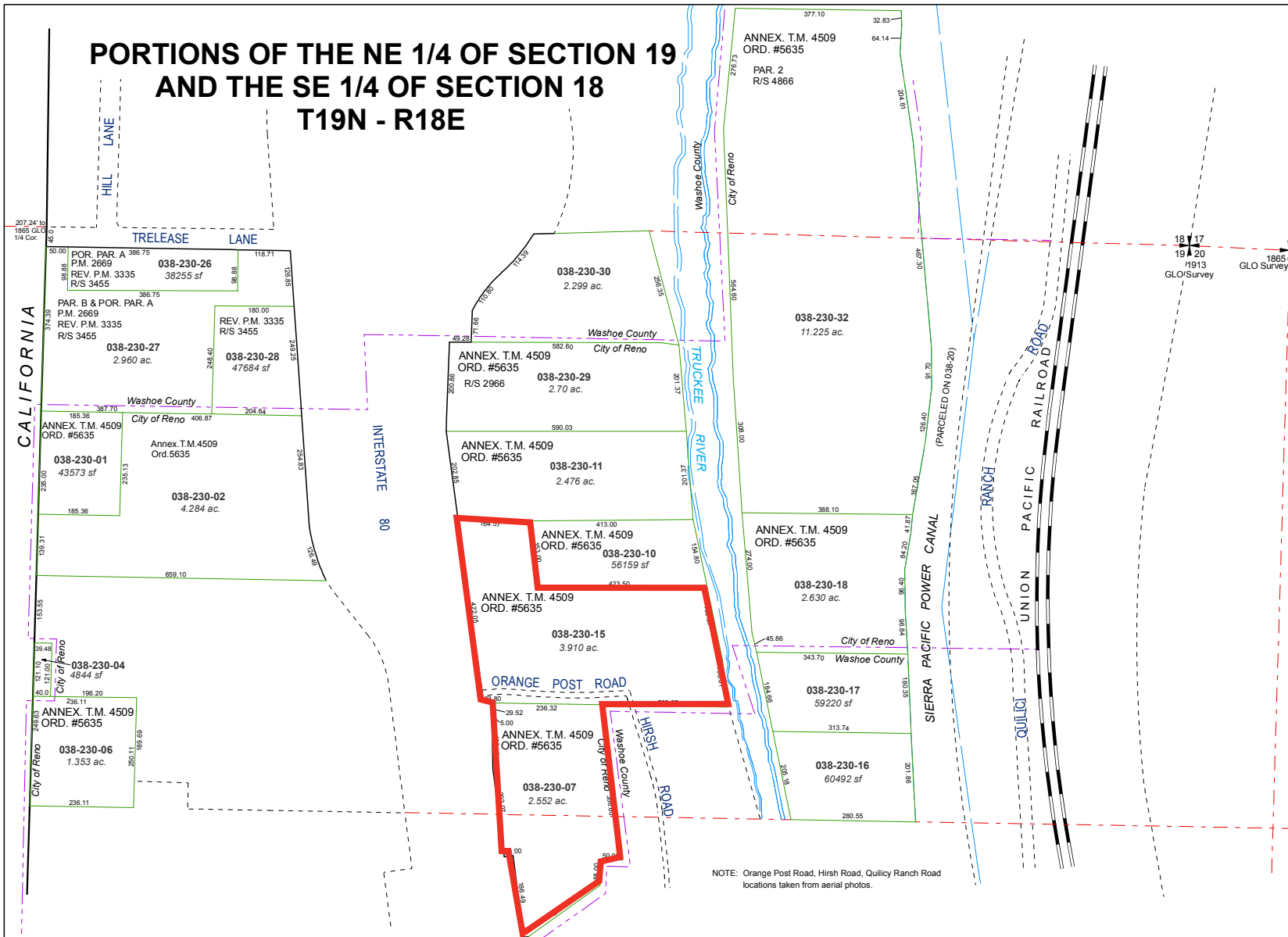


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# PORTIONS OF THE NE 1/4 OF SECTION 19 AND THE SE 1/4 OF SECTION 18 T19N - R18E



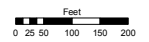
NOTE: Orange Post Road, Hirsh Road, Quilici Ranch Road locations taken from aerial photos.

Assessor's Map Number

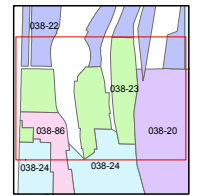
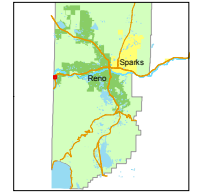
**038-23**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Joshua G. Wilson, Assessor

1001 East Ninth Street  
Building D  
Reno, Nevada 89512  
(775) 328-2231



1 inch = 200 feet



created by: TWT 11/25/2009  
last updated: CFB 05/03/2010

area previously shown on map(s)  
038-22

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

## PARCEL MAP

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