

Office Space for Sale  
16580 Wedge Parkway, Reno NV

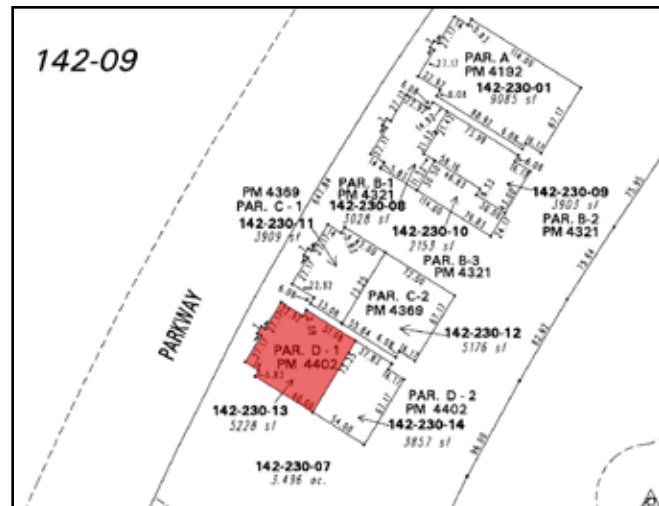
PRICE REDUCED

Sale Price - \$350,000



**Property Information:**

- Building Size: 4,312 ± Square Feet
- Land Size: 0.12 Acres
- Location: Wedge Parkway  
Near Mt. Rose Hwy
- APN: 142-230-13
- Zoning: SP
- Use: General Office Space
- Age: Built in 2005



COMMERCIAL PARTNERS  
OF NEVADA

Commercial Real Estate Services

Loopnet ID: 16938930

5310 Kietzke Ln | Ste 204 | Reno, NV

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All information is deemed accurate but is not guaranteed. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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## Office Layout:

(highlighted portion is for sale)



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## Annual Income and Expenses

Income		
Engage Fitness: Lease	2,000 SF @ \$1,600.00/mo	\$19,200.00
Executive Suites 1-4: Vacant	1,960 SF	\$0.00
Executive Suites 5-6: Lease	352 SF @ \$352.00/mo	\$4,224.00
Gross Annual Income (Actual)		\$23,424.00

Expenses		
Utilities		\$4,789.00
Insurance		\$3,300.00
RE Taxes (2011)		\$5,756.00
Association Fees		\$14,387.00
Annual Expenses (Actual)		\$28,232.00

\*All leases have provision for cancellation with a 60 day notice.

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