



Office Building

45 Highway 95A, Fernley, NV 89408



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Two-Story Office Building Built 2009

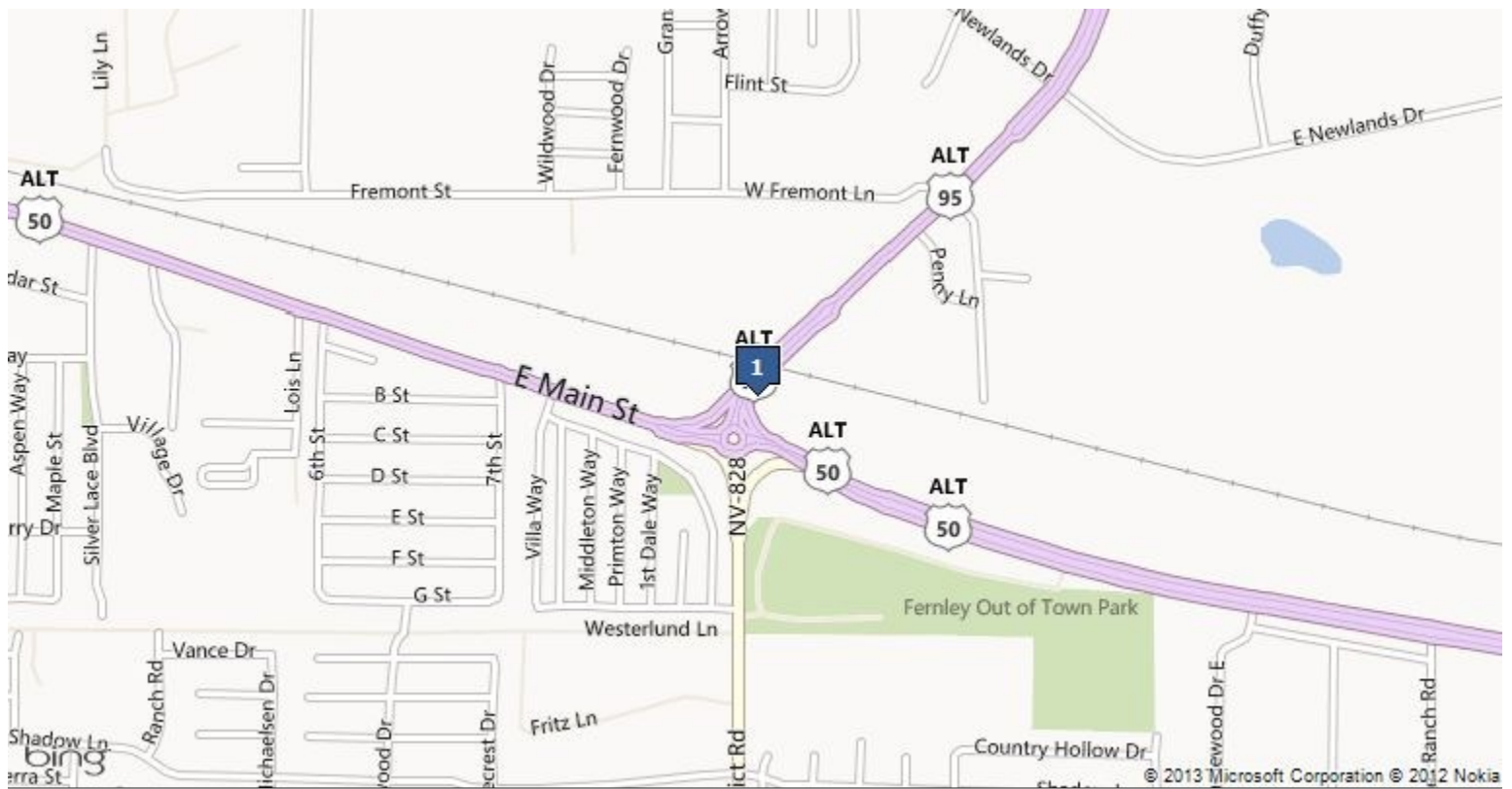
Office Building

\$379,000.00

Two-story Class A office building built in 2009. Separate entrances for both floors with ADA compliant restrooms. Can be divided into two separate offices 1000 sq. ft. each. Signage exposure from Highway 95A.

- Office Building located on Main Street
- Class A Office Space
- Built 2009

Price:	\$379,000
Building Size:	2,000 SF
Price/SF:	\$189.50
Property Type:	Office
Property Sub-type:	Office Building
Property Use Type:	Vacant/Owner-User
No. Stories:	2
Building Class:	A
Year Built:	2009
Lot Size:	6,098 SF

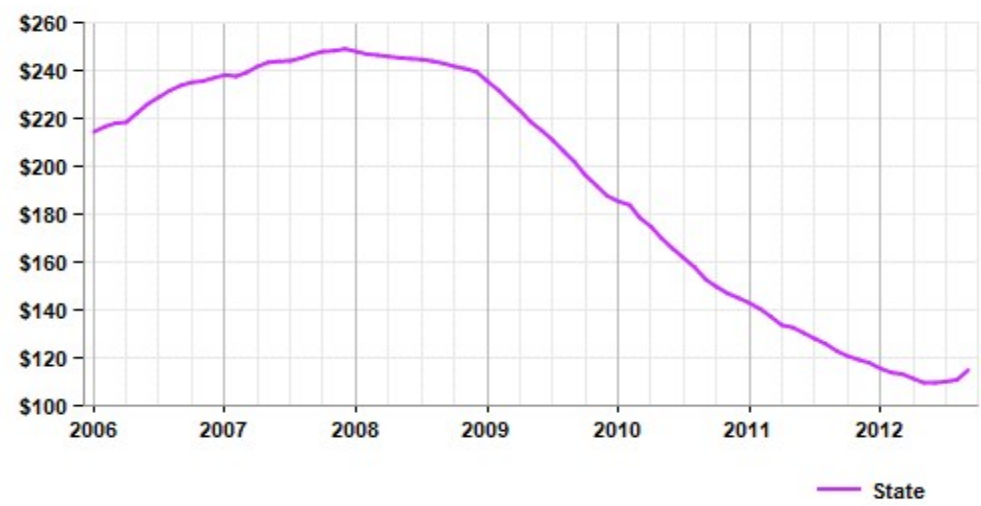


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Located at the intersection of Highway 95A - a main thoroughfare through Fernley and Main Street. Located directly across from Fernley Baseball Park.

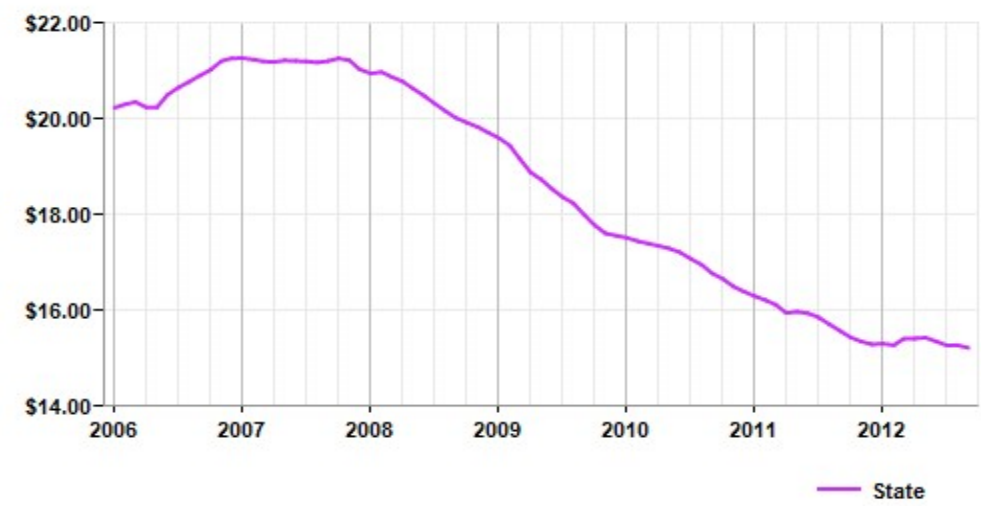
Market Trends

Asking Prices Office for Sale Fernley, NV (\$/SF)



	Sep 12	vs. 3 mo. prior	Y-O-Y
State	\$115	+4.3%	-6.5%

Asking Rent Office for Lease Fernley, NV (\$/SF/Year)



	Sep 12	vs. 3 mo. prior	Y-O-Y
State	\$15.22	-0.5%	-2.3%