

# FOR SALE › GROUND FLOOR COMMERCIAL SPACE

**Montage Commercial Condo**  
**255 North Sierra Street**  
**Reno, NV 89501**

**Asking Price: \$2,700,000**

**14,878 Square Feet of Commercial  
Space With Dedicated Parking**

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**ASKING PRICE: \$2,700,000**

### Available Space:

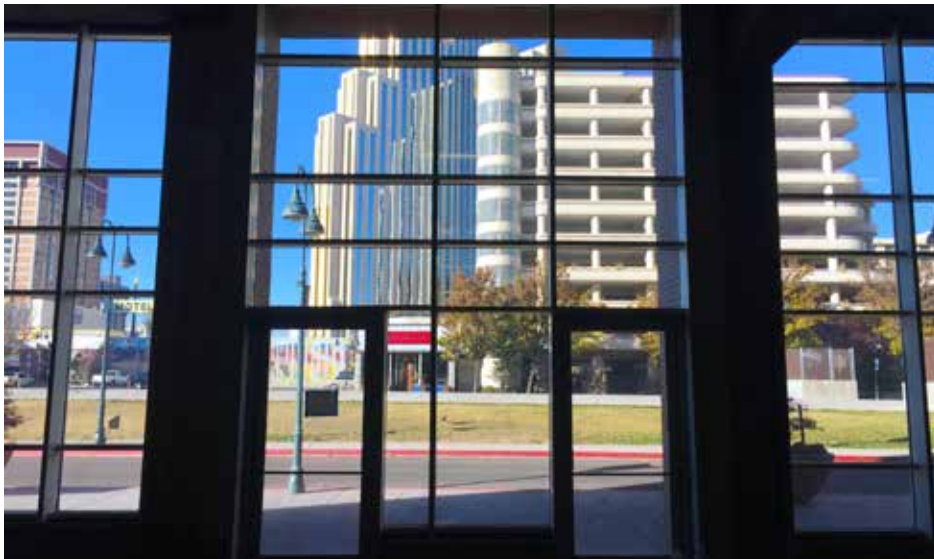
**14,878 Square feet of commercial space**  
**12,500 Square foot parcel for dedicated parking**

### Parcel Information: All parcels must be purchased together

<b>011-544-07</b>	<b>10,634 square feet</b>
<b>011-544-21</b>	<b>4,244 square feet</b>
<b>011-032-32</b>	<b>12,500 square feet (Parking Lot)</b>

### Building Highlights:

- Rare opportunity to own or develop downtown ground level commercial space
- Space is in shell condition and ready for your improvements
- Be part of the growing downtown district
- Well located and perfect for urban amenities
- Operating expenses available upon request



# 255 North Sierra Street Floor Plan

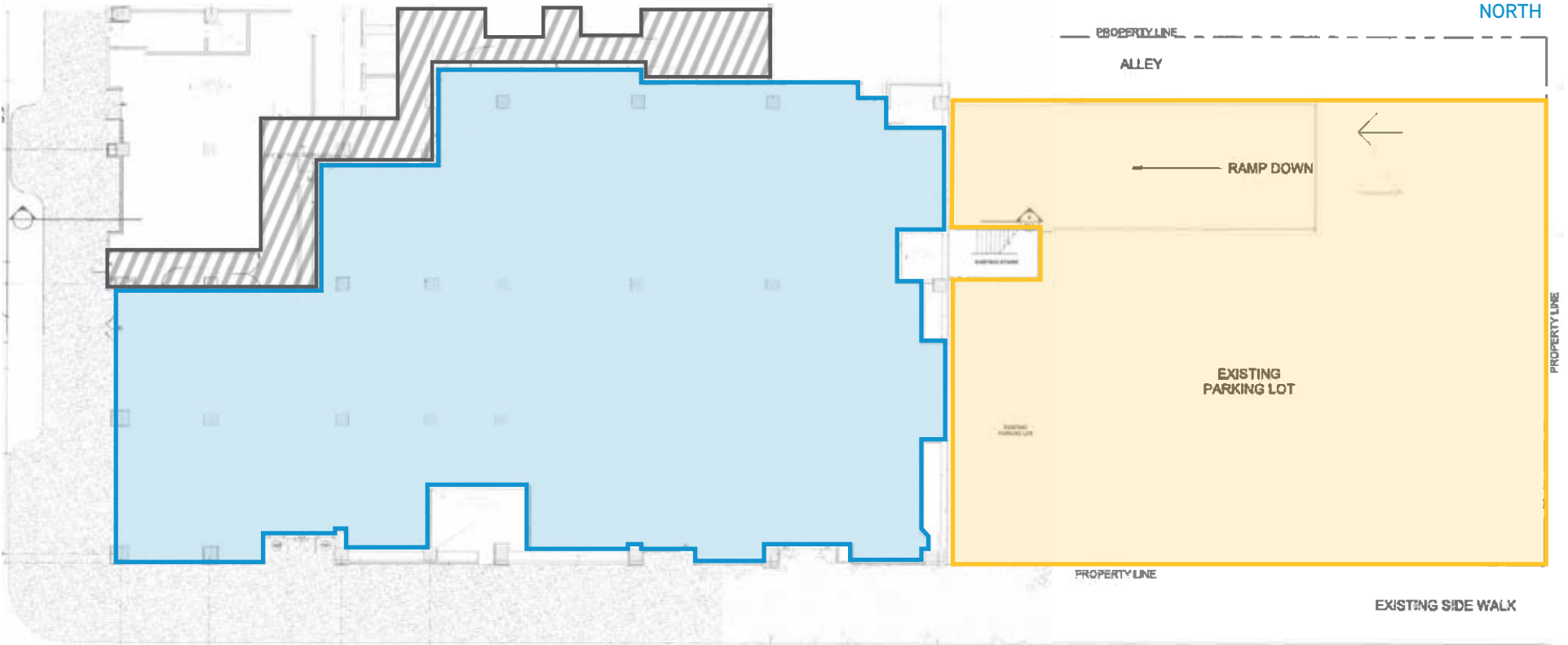
14,878 SF

12,500 SF

Common Area



NORTH





# Downtown and Surrounding Amenities



<b>BANKING</b>		<b>EAT/DRINK</b>		<b>LIVE/STAY</b>	
1 Meadows Bank	13 Washoe County Library	28 Cargo Concert Hall	42 Royce	57 5 Star Saloon, West Street Wine Bar	72 Arlington Towers
2 Nevada State Bank	14 Discovery Museum	29 National Bowling Stadium	43 Washoe Public House	58 The Jungle, Sierra Tap House	73 Plaza Resort Club
3 US Bank	15 Patagonia Outlet	30 A an Art	44 Pignic Pub & Patio	59 Our Bar	74 Colonial Garden Court Apt-Homes
4 Wells Fargo	6 Pioneer Center for Performing Arts	31 Saint James Infirmary, Rubicon Deli	45 Great Basin Community Food Co-Op	60 Imperial Bar and Lounge	75 The Montage
5 Nevada State Bank	17 The Basement	32 Cheese Board	46 The Eddy	61 Noble Pie Parlor	76 Harrah's
<b>COURTHOUSE</b>		33 Biba Coffee Company	47 Wild River Grille	62 Ichiban Japanese Steakhouse & Sushi Bar	77 The Nugget
6 Bruce R. Thompson Courthouse & Federal Building	18 Arts for All Nevada at the Lake Mansion	34 Peg's Glorified Ham n Eggs	48 Foxy Olive	63 Bab Café, The Urban Market	78 Whitney Peak Hotel
7 Reno Justice Court	19 Bundo Bocce	35 Feast	49 Mellow Fellow	<b>FITNESS</b>	
8 Second Judicial District Court	20 National Automobile Museum	36 CreAzian	50 Pizza Reno	82 Anytime Fitness	<b>ENTERTAINMENT</b>
9 Reno City Hall	21 Greater Nevada Field	37 Starbucks	51 Campo, Reef Sushi & Sake	83 Escape	
10 Arte Italia	22 The Rack	38 See See Motor Coffee Co	52 Sierra St Kitchen & Cocktails, Ole Bridge Pub	84 Fitness For 10	
11 Nevada Museum of Art & Chez Louie	23 Century Riverside Theatre	39 Wild Garlic Pizza, La Famiglia Italian, Blue Fin Poke	53 Pizanos Pizza, Antonio's Mexican Grill, The Stick Sports Lounge	85 Basecamp Climbing Gym	
12 Sundance Bookstore	24 Fitness For 10	40 Old Granite Street Eatery	54 Liberty Food & Wine Exchange	86 Anatomie Fitness & Soul Space	
	25 Escape Room	41 RedRock Bar	55 Silver Peak	87 CCF Downtown	
	26 Crafted Palette		56 Thai Corner Café		
	27 Siri's Casino				