

**510 N Mesa St - West Wendover, NV 89883 - Wendover** MLS: 3616605 - CB - Active - \$325,000

<b>MLS #:</b>	3616605	<b>File #:</b>	
<b>Status:</b>	Active	<b>Status Changed:</b>	11/09/2018
<b>List Price:</b>	<b>\$325,000</b>	<b>Org. List Price:</b>	\$345,000
<b>Listing Type:</b>	For Sale	<b>Style:</b>	1 story above ground, Manufactured
<b>Property Type:</b>	Commercial Building	<b>Zoning:</b>	LI-Light Industrial, OT-Other
<b>Subtype:</b>	Multi-Tenant, Office/Business, Retail	<b>Net Income Yr:</b>	



**General Listing Information:**

<b>Ceil Hight:</b>		<b>Sq Ft Main:</b>	3,640	<b># Levels:</b>	1
<b>Full Baths:</b>	4	<b>Sq Ft Upstairs:</b>		<b>Lot Dim:</b>	
<b>1/2 Baths:</b>		<b>Sq Ft Basement:</b>		<b>Lot Sq Ft:</b>	19,602
<b>3/4 Baths:</b>		<b>Sq Ft Other:</b>		<b>Frontage:</b>	
<b>Sq Ft Total:</b>	3,640	<b>Sq Ft Unfinished:</b>		<b>Yr Built:</b>	1993
<b>Acres:</b>	0.45	<b>Sq Ft Source:</b>	Assessor	<b>Yr Remodeled:</b>	
<b># Parking:</b>		<b>Parking:</b>	Area, Parking Lot, Paved, Uncovered		

**Location Information:**

<b>Address:</b>	510 N Mesa St - West Wendover, NV 89883		<b>Elem. School:</b>		
<b>Sub Area:</b>	Wendover	<b>County:</b>	Elko	<b>Middle School:</b>	
<b>Main Area:</b>	Wendover	<b>Taxes Annual:</b>	\$3,342.02	<b>High School:</b>	
<b>Subdivision:</b>	Other	<b>Tax APN #:</b>	010-701-018		
<b>GPS:</b>	N40° 44.022' W114° 4.537'   40.73369180, -114.07560860				

**Legal Desc.:**

**Directions:**

**Construction Information:**

<b>Exterior Constr:</b>	Manufactured, Metal Frame, Siding-	<b>Roof Type:</b>	Asphalt, Metal	<b>Foundation:</b>	Concrete Slab
<b>Heating:</b>	Forced Air-Propane	<b>Air Cond.:</b>	Evaporative, Window Unit		

**Comments/Remarks: Mixed Use Development Located in West Wendover, NV**

**Public Remarks:** Investors, act now and add this great mixed use commercial property to your portfolio and be part of the amazing growth occurring in the West Wendover, NV. Would be ideal for community related services as it is located in a light industrial area within close proximity to patrons. This property consist of three outbuildings. Double wide manufactured home is currently being rented on a month to month basis and other two units are ready for new tenants. It's rare to have such a nice commercial property for sale in our area, so give me a call today to schedule your showing today.

**Utilities Services:**

- Garbage Collection
- Internet: Cable/DSL
- Internet: Satellite/Wireless
- Natural Gas: Hooked-up
- Phone: Cell Service
- Phone: Land Line
- Power Source: Municipal
- Power: 220 volt
- Power: Line On Meter
- Propane: Hooked-up
- Sewer
- Water Source: Municipal

**Features Property, Features Interior:**

- Curb & Gutter
- Faces: South
- Fenced- Full
- Landscaping: Eco Friendly
- Alarm/Security System
- Flooring- Carpet
- Flooring- Concrete
- Flooring- Linoleum
- Smoke Detectors
- Wheelchair access

Listed By: Brenda J. Claiborne - Coldwell Banker Algerio/Q-Team Realty

If you have any questions or would like more information about this listing or any other listings in the MLS, please contact:



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**ALGERIO/Q-TEAM REALTY**