



FOR SALE

6.39 Acres Zoned General Commercial - \$599,000
Elko, Nevada

Stitzel Road & Cherrywood Way

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LOCATION

Location:	Stitzel Road & Cherrywood Way, accessed via Pinion Road off Lamoille Highway	
APN's:	001-920-047	3.11 Acres
	001-920-048	1.31 Acres
	001-920-049	1.97 Acres
	Total	6.39 Acres

Zoning: ZC – General Commercial. The parcels are situated between a residential subdivision and existing commercial buildings. The current zoning is General Commercial, although the proposed Elko Master Land Use Plan would change this zoning to Medium Density Residential. In speaking with the planning department, any valid commercial uses will be reviewed and approved per usual, however they have indicated they would be supportive of a zoning change for a residential project, since it aligns with their long-term plan. Potential buyers should meet with the Elko Planning department to discuss proposed projects.

SALES INFO

Sales Info: Parcels are available for purchase as a three-parcel bulk sale, or individually.

APN 001-920-047 = \$295,000
 APN 001-920-048 = \$125,000
 APN 001-920-049 = \$185,000

Utility Locations and Providers:

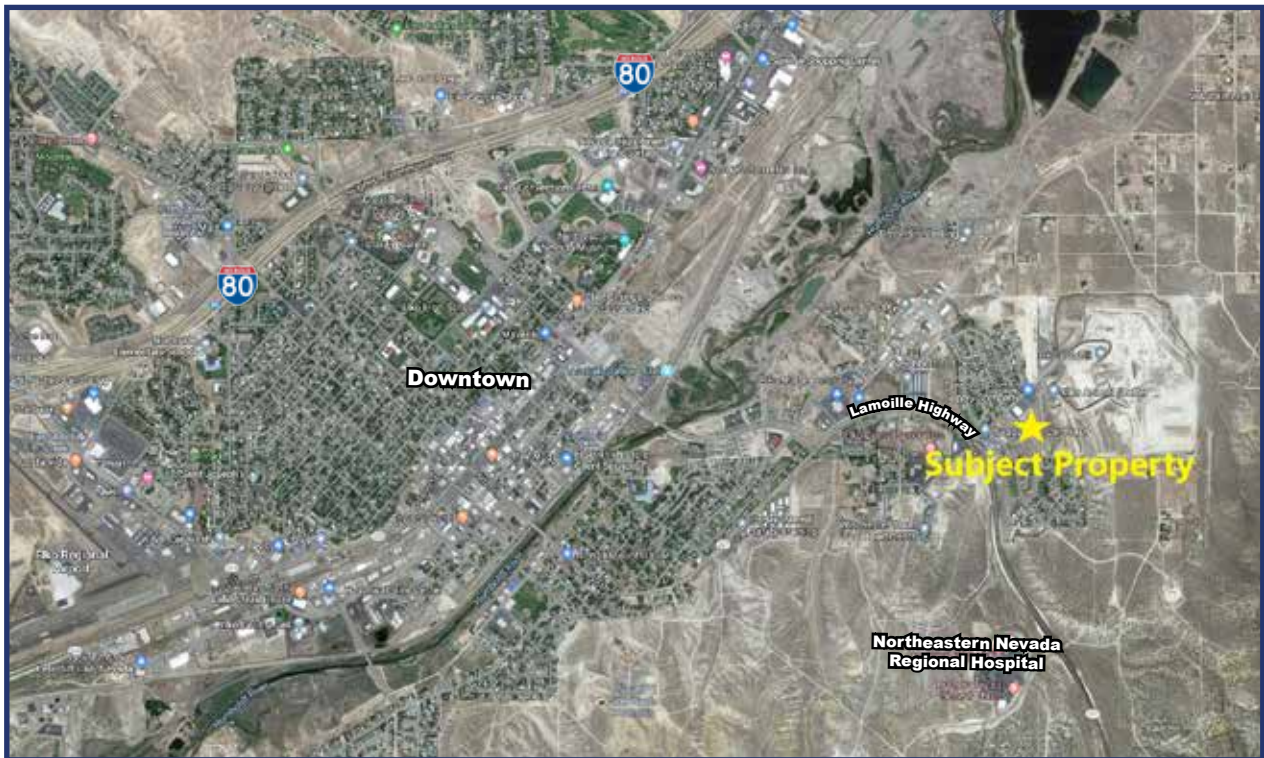
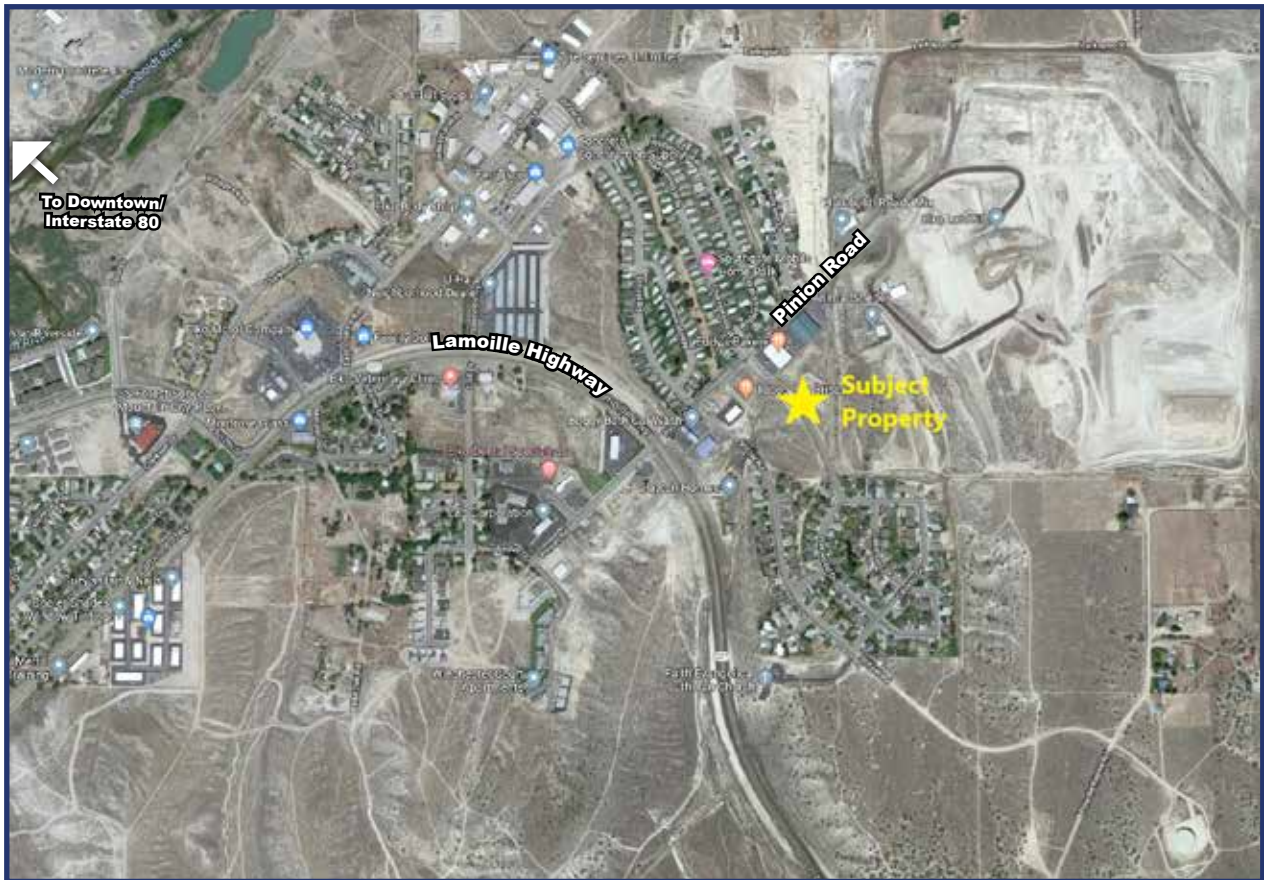
Gas - Southwest Gas, running down Cherrywood.

Power - NV Energy. Underground down Cherrywood, and above ground transmission lines along eastern property line of 001-920-047.

Water & Sewer - City of Elko, running down Cherrywood.

Elko Commercial Zoning information - The primary purpose of and application of this District shall be to provide suitable lands and locations of various retail, service and commercial activities, including gaming (Group I) and for the location of offices for professional services and for business activities which involve a relatively low volume of direct consumer contact; and to regulate such development (Group II).

AREA MAPS



Note: You and your advisors (such as tax, financial, and legal) should conduct a careful and independent investigation to determine to your satisfaction the suitability of the property for your needs. The information presented herein has been obtained sources believed reliable. Agents make no representation as to the accuracy or completeness presented herein of supplied information and/or projections.

10FT CONTOURS LOOKING WEST



APN 001-920-047 & 48 LOOKING NE FROM STITZEL ROAD



APN 001-920-048 LOOKING WEST



APN 001-920-047 LOOKING NORTH ON CHERRYWOOD LANE

