

# VICTORIAN INN - Sparks Nevada

Victorian Inn offers the Old-World Charm and Appeal. Conveniently Located in the highly Desirable and Progressive area of Downtown Sparks right on Victorian Avenue which is the hub of activities and nation-wide events such as The Rib-Cook Off; Hot August Nights, Street Vibrations and oh so much more! Walking distance to the New Outdoor Amphitheater, the Sparks Galaxy Theaters, the Nugget Casino Resort, and even In & Out Burger. Building and interiors were renovated in 2017 – 2019. The Asset astutely sits on both sides of Victorian Avenue consisting of a total of 1.27 acres of prime property. Offering 92 doors which 6 are Full Suites with separate bedrooms, a Tri-Plex containing 3 apartments, Two Duplexes, Two Single-Family Residences, along with 78 single occupancy bedrooms-Nightly and Weekly rooms-offering Wi-Fi access, expanded cable, microwave, refrigerator and all utilities paid. Asset boasts Ample Paved Parking. Building includes a manager's unit (in addition to the 92 doors), Elevator and common area, laundry room with commercial/industrial strength washer and dryers (and an additional customer laundry room), and a quaint reception office area.



The Investment appeal of the asset is not only visually evident given its prime location but the projected growth for the area aids in its future potentiality as a motel or conceptually a site for new high-rise housing. Site is a Unique Opportunity in a potentially High Growth and Traffic generating Market. It is conveniently located for quick and easy access to Interstate 80, HWY 395/U.S. 580, and less than 5 minutes to the Reno-Tahoe International Airport, and approximately 20 minutes to the Tahoe-Reno Industrial Center which is home to Tesla, Panasonic, Switch, Google etc. and only approximately 30 minutes to Lake Tahoe.



**NANETTE FINK-EATON, Broker & Business Broker**  
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**\$9,200,000.00**

**NDA agreement signed  
by qualified potential  
Buyer(s) is required.**



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Call Nanette  
for additional  
Information

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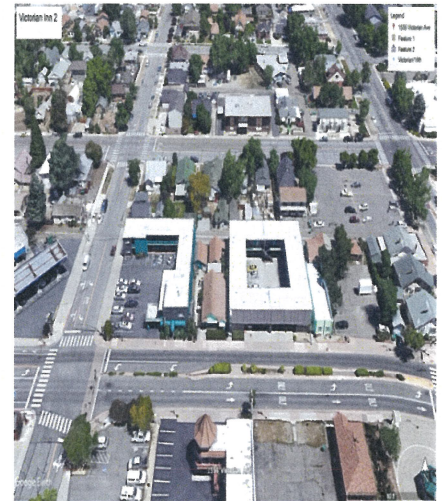
# VICTORIAN INN - Sparks Nevada (PG 2)

## Property Structures:

The Asset is located on 3 parcels consisting of approximately 55,634 square feet, 1.277 acres which straddles both sides of Victorian Avenue, aka 1555 & 1530 Victorian Avenue and 0 'A' Street, Sparks Nevada 89432. The Property is developed with a 3-story office/motel (approx. 8,170 square feet), 2 two-story motel structures (approx. 7,645 & 9,125 square feet), a single-story duplex (approx. 1,478 square feet) and an additional duplex (approx. 1,088 square feet half is a Facility Laundry Room and the other half is a one bedroom apartment, a single-story triplex (approx. 1,440 square feet), with additional storage areas and a workshop with associated paved parking, driveways, and landscaped areas.



**Located in Highly  
Desirable & Entertaining  
Area on Victorian Avenue  
Approx. Two Blocks from  
Nugget Casino Resort,  
& the Outdoor Nugget  
Amphitheater  
& the Galaxy Theatres  
HWY. 80 Exits 17**



Washoe County Parcels:  
032-123-22  
032-126-30  
032-126-19

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Call Nanette  
for additional  
Information

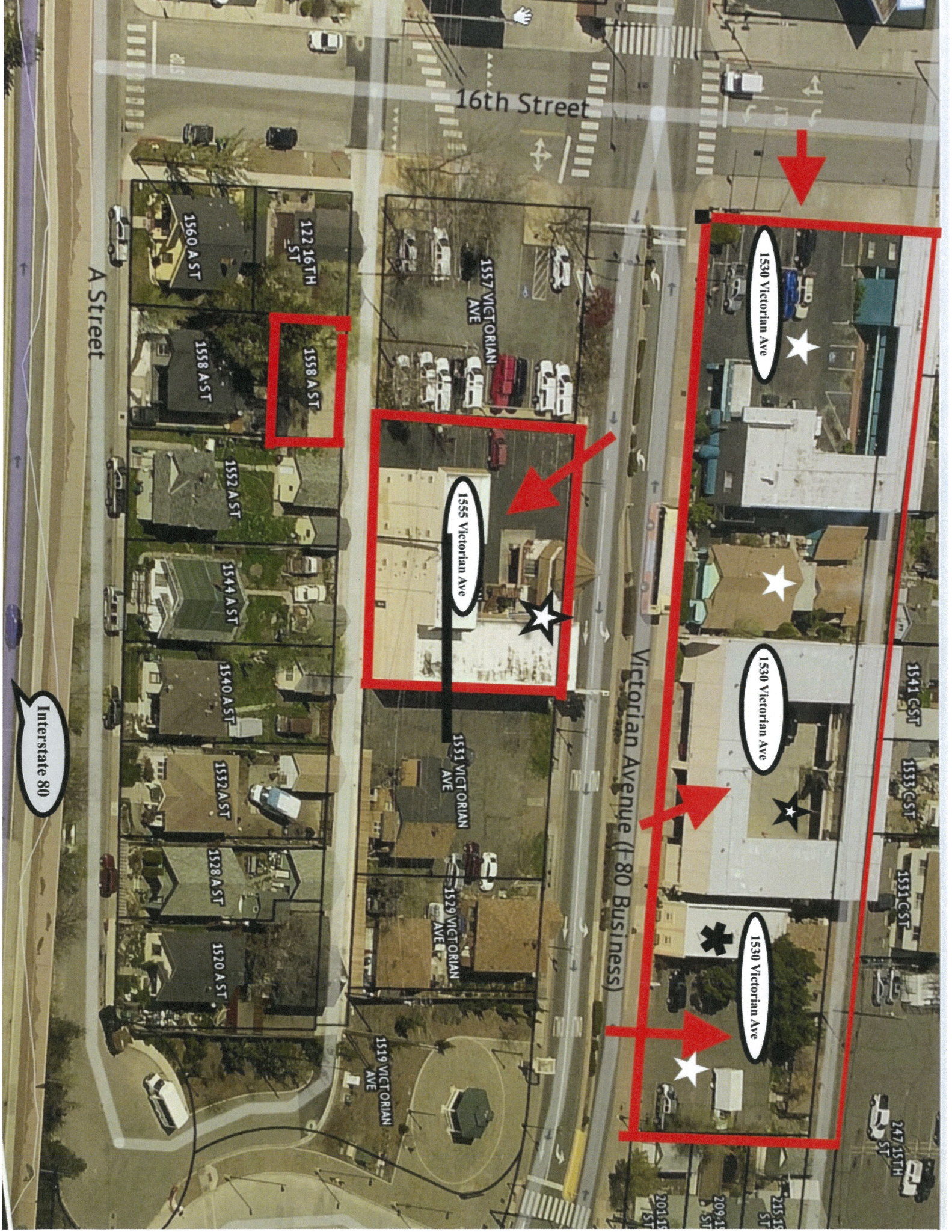
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16th Street

A Street

Victorian Avenue (I-80 Business)

Interstate 80

1560 A ST

122 16TH ST

1558 A ST

1558 A ST

1552 A ST

1544 A ST

1540 A ST

1532 A ST

1528 A ST

1520 A ST

1557 VICTORIAN AVE

1555 Victorian Ave

1531 VICTORIAN AVE

1529 VICTORIAN AVE

1519 VICTORIAN AVE

1530 Victorian Ave

1530 Victorian Ave

1530 Victorian Ave

1541 CST

1533 CST

1531 CST

247 15TH ST

255 15 ST

209-11 15 ST

2011 15 ST

