

**FOR
SALE**

Bank of America Land and Building - Truckee



Donner Pass Road and Highway 89

0.93 +/- Acres

Asking Price- \$3,000,000

Seller Financing Available to qualified Buyer

**Call Tom Watson
Phone 530.587.7633**

**TRUCKEE
RIVER
Associates**

**FOR
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Property Description



- 11265 Donner Pass Road
- Sale includes two parcels:
18-621-07 & 18-621-09
- Total land 0.93 acres
- Building size 6,619 sq ft
- Great location on one of the
busiest intersections in
Truckee
- Includes improved building
occupied by Bank of America
- Bank of America Lease thru
2018
- Traffic counts at Donner Pass
Road & Highway 89 south
over 3,000 cars per hour

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Lease Information

- Lessee : Bank of America N.A.
(Land Lease with BOA
Improvements)
- Lease Premises:
APN 18-621-07 & 18-621-09
- Lease Term: 2nd of 2 lease term
extension options
- Lease Termination:
February 28, 2018
- Current Lease Rate: \$976.00 per month
- First Right to Purchase: Tenant has first right to purchase in the event
Landlord elects to sell the property
- Triple Net Lease
- Arbitration of Disputes



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Property Location



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