

Goldfield, Nevada

Commercial-Residential

Property for Sale

ELITE TRADING POST

430 W. Crook Ave (HWY 95), PO BOX 39, GOLDFIELD, NEVADA 89013
c 775-253-4065 c 775-513-3754 Land Line 775-485-3783



Mixture of New Construction and Restoration of Historic Property. Historic Train + Bridge.

Features will bring a exceptional buyer to this unique property: "The last of the great frontier!!!"

Retires dream. Entrepreneurs' paradise. Land of opportunities and freedom. Beautiful historic town. Friendly atmosphere and people. Local and international Tourism. No state taxes in Nevada. Gorgeous scenic views.

Owners moving due to medical condition. Property consists of 8 lots, highway 95 frontage on the north side of the town with plenty of parking. Near the newly built 2017 visitor/rest stop. Many possibilities and options for expansion, 11 additional lots available. The 'Elite trading Post' business name and inventory are also negotiable at this time. We welcome all reasonable offers. Make an appointment to view the property and talk to us about specifics.

Turn Key Business The full business of Elite Trading Post is also available for purchase.



#1.) **New Retail-Warehouse building:** approx. 65x40 (2,472 sq. ft.)



currently the 'Elite Trading Post': State of the art building, including surveillance, water, sewer and power, as well as a roll up door for receiving. Front door has metal and glass double doors and one metal side access door. Tall ten foot ceilings with fans and lights. Seventeen double hung windows. Concrete foundation and stick



built in **2013**. Potential for usage with this building is limited only by your imagination, many electrical and plumbing features make



this building deluxe, it could be a **business with a residence as well**. The wood deck measures 64' in length (474 sq. foot) . The building has a metal roof and 'old west' rustic front. It is new but looks true to the historic period of the early 1900's with the attractive village

display of old time stores that attract many visitors to the property.



***All square footage is approximate.**

#2.) **New Addition to 'Elite Trading Post'** approx. 14 x 16 (224 sq. ft.):



The addition was constructed in **2015** for shipping and receiving with double doors that access the roll up door in the shop and the addition has side access through one metal door.

#3.) **New Home:** approx. 20x40 (800 sq. ft.):



With 10' ceilings: Finished construction in **2016**. Large living room 24x20, one bedroom 16x10, and one bathroom/laundry area 16x10. Bright and airy, 3 ceiling fans, 16 ceiling lights, two metal doors and ten double hung windows. Sturdy built trusses are 2x6 construction. Concrete floor, tile and wood laminate flooring. Fully insulated and wrapped for temperature

management. Features include: a shower and a tub, new washer and dryer set, 50 gallon electric water heater. Instant hot unit in kitchen, wired for dishwasher and garbage disposal. Metal roof. Two air conditioners. Special plugs installed in home for emergency use of generator hook up. Outside the home, multiple plugs and lights. 200 amp power unit electrical panel.



#4.) **The Miners shacks:** approx. 30 x 12 (360 sq ft.)



there are two miners shacks built between 1905-1912 brought onto the property at a later date and put together. Both ceilings were

stabilized and a new roof was installed in 2012. These buildings were meant to be used as historical buildings and museum. Currently being used as a storage facility.



#5.) **Historic 'Green' House:** approx. **28x40 (1120 sq ft):** This historic home was built in **1908**. The original owner was Ben Rosenthal, a prominent business man in Goldfield, Nevada. This house is recorded under **Nevada Historic Registry of Houses #97**. This building is currently under construction and renovation. A new roof was installed, as well as a bathroom/laundry area, water heater and shower was added in **2012**. This



building has a small cellar and attic access.

Construction on this building was started in **2011** with temporary power. New plumbing water, and sewer installation are a plus. Construction stopped due to

the owners health. This building was intended to be a museum for the town of Goldfield named 'Ben Rosenthal Goldfield Museum'. This is a fixer upper and needs some TLC and passion.



To learn more about the history and to view the Goldfield Historic Walking Tour Book, visit this site: www.goldfieldhistorical society.com-You will be inspired by the "World's Greatest Gold Camp" and what remains today.

#6.) **Box Car (Train) Union Pacific:** approx. **50x10x12 (500 sq. ft.):**

The historic box car was moved from Fernley Train Museum in **2014** to Goldfield, Nevada. The special platform showcases the boxcar setting on rail tracks on the south side of the 'Elite Trading Post'. At one



time, it was going to be converted to a coffee shop and features all the needed electrical and plumbing access points. Currently the UP box car is being used for storage and it attracts many people to the property.



#7.) **Metal Storage Building/Conex:** approx. **8 x 20 (160 sq ft.)**

This metal building was brought onto the property in **2012** from Diamond Field, Nevada. It and is being used as a storages container and it also supports the antennas from the radio station and is grounded.

#8.) Commercial Antenna towers for radio station:



The two towers were installed at different times. The first one in 2015 is a fixed antenna, the second one in 2016 is a movable base antenna. The antennas were constructed for a few reasons: one was that it is currently used for our business and ham radio communications and the other one is rented to the communications radio broadcasting station KACG 100.3 FM Goldfield, NV and K-ACE from Pahrump, NV. None of the radio station or equipment is for sale...except the two towers. The second antenna is supposed to be used for the repeater station. Both towers are grounded.



#9.) Motel building(new makeover on the outside): approx. 14x67 (938 sq ft.)



Triplex rental unit was built in 1981. Moved to our facility in 2016 and it was under construction to become a little themed motel and we were planning to market the other buildings and train with themes to attract visitors from hwy 95 and the internet (Air B & B). The water, sewer and power has been installed for hook up. The building has a brand new roof, new doors, new windows, new air conditioning, new siding, new paint, new deck, new outside lights and plugs. Inside demolition is completed and is ready for remodel inside, including three bathrooms. We have purchased 40% of the inside remodeling material, including new bathtubs. Construction stopped due to owners health, 75% is finished. Three rental units or office

space will be up to you. Many people are excited and looking forward to the project completion and adventures in Goldfield.



#10.) Office Building/Laundry: approx. 20 x 8 (160 sq. ft.)

This is a small portable office building with a bathroom in it, it was purchased and brought onto the property in 2016, and our plan was to use it as a laundry room for the triplex motel units.



#11.) **Red Workshop:** approx. 20x8 (160 sq ft.)

Double door building was purchased and moved to Goldfield, NV in 2011 and is in use as a workshop. In 2013 the building was re-roofed with a metal roof, paint, stairs, shelving, re-stabilization and remodeled. Currently still using as a shop.

#12.) **Yellow House:** approx. 20x10 (200sq ft.)



Charming temporary residence was moved to Goldfield in 2011 for the owners during their visits. The resident was totally remodeled in 2013: new inside and outside paint, AC unit, new roof, and telephone and data added. In 2014 in the back of the same building: piping and plumbing was



installed- water, power and sewer. Construction was stopped there. So many possibilities for this structure, we were planning to make it one of the rental units on the property.

#13.) **Jewel's House:** approx. 16x13 (208 sq ft.)



an original historic building from Goldfield was constructed between 1905-07 in the Red Light district. The building was moved in 1950's to this site as a residence. This building has been totally remodeled inside and outside and has a new metal roof. It was purposed to be a small museum, small business or small daily rental. Ask about

the buildings interesting history.



#14.) **Old Historic Texaco Building:** approx. 14x10(140 sq ft.)



Moved from Fernley, NV to Goldfield in 2014. In the 1930-40's this building was used as a Texaco Gas Station. Currently it is waiting to be restored. The water, power and sewer has been brought to the building. The construction stopped at the end of 2016, it was going to be a small restaurant called "Take It or Leave It".



#15.) **Wooden Outhouse:** approx. 5x4 (20 sq ft.)

1905 outhouse is an original and was used at the back of the Ben Rosenthal House. In 2012, it was brought to the front of the property to be used as part of the historical museum display. This building was preserved in 2013, it has a new roof and front door. It is a 'double seater': people stop and take pictures to share with others.

#16.) **Train Signal Bridge 1902-1908:**



One of the only ones known from Original Reno, Nevada. This giant structure was moved from Fernley, Nevada Museum and was transferred to Goldfield, Nevada in 2014. This bridge measurements **approx 30x26x8** and has significant historical value. It was

reconstructed and installed on the engineered concrete pads in 2016. This bridge was intended to be a display as a welcome center with an electronic display, flag poles and a live 'town cam', 95% construction completed with the exception of the equipment, bridge is grounded and has electrical installation at the base.



#17.) **CF Container:** approx. 8x20 (160 sq ft.)

Container was brought onto the property in 2016, it was used for a construction workshop and now has a cosmetic western front and is used for a storage building.

#18.) Village Display and Train Display



located at the front of the property, was made by a friend of ours and brought in from Hawthorne, Nevada in 2014 to be used as a 'Show Stopper' and a mock up of the town displays. People love to photograph this charming and unique site.



All of this was Jody & Malek's dream property until a medical condition is now forcing their relocation.

You can pick up where they left off, open your own dream business or buy the entire inventory in Elite Trading Post and continue the dream.



General Site Information and improvements Compilation:

This was a six year project: we purchased property in 2011 and immediately we started clean up and preparation, construction started in 2012 on highway 95. The project started with all the historic buildings stabilization and new roofs. Next was to remove and replace all old sewer, water and underground plumbing. Trees and shrubs were added on the site for beautification. Third was to build a new bathroom, shower and



laundry room in the old green house and we added a temporary residence and work

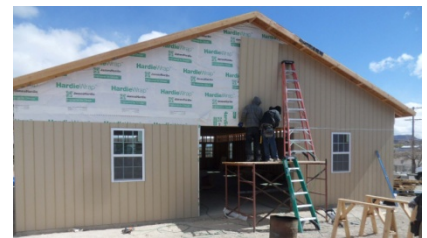
shop. Fourth, the land was surveyed and graded. During 2012-15: there were 3 separate electrical installation/construction to bring power to the site. Currently the site has three electrical panels, one 100 AMP residential, one 200 AMP residential and one 200 AMP



commercial. All three are currently being used. There are three telephone boxes at the site. Two are being used. One main water and three main sewer were added to the project, three main sewers are on the north, south and center of the property. Waterline was extended through the whole property and five hose bibs were added in different locations to cover the whole property, at the same time: branches of the



sewer lines were added underground for future use and there were three underground water lines added for future use. In 2015 per our request, Nevada Power replaced the newly installed transformer and pole to a bigger and newer pole. During the construction of the all new buildings: material was added for proper drainage. Between the yellow house and the green house: RV parking was



constructed with one full hook up for water, power and sewer. The site is plumbed and capable of having seven full shower and bath for future additions. The big commercial building was constructed in 2013, the deck was added the same year, the addition was added in 2014. The commercial building construction has many options for future conversions. There is a cat



walk in the attic access of the building. The building has been plumbed for customer bathroom, owners bathroom to include shower and kitchen unit possibilities, and the front of the building has sewer and electrical panel for future use, for example if the building would be converted to a restaurant, bar, general store, etc. The front of



the building is wired for telephone, satellite, speakers, upper and lower data plugs, surveillance and power for small kitchen and many features. 2x6 wood construction, concrete foundation, wrapped and insulated for temperature control with dual pane windows and has roll up door for shipping and receiving. The commercial building is currently used as 'Elite Trading Post' an antique shop, book store, collectables, jewelry, and stone shop.etc. it is known as the 'Town Information Center'. This building also is the home of 'Goldfield Nevada Village Post office' and radio communication. Also, the plumbing and power are under the boxcar for future use.



Since there are no correct physical addresses for Goldfield: Our address is one of the only recorded and corrected address in town because among other business: we are the Village Post Office for Goldfield, NV. The site is currently known as two address: 430 W. Crook Avenue and 49 W. Crook Avenue which was used prior to us taking over the property. The mailing address is currently PO Box 39 Goldfield, NV 89013.



The site is plumbed for eclectic, water and sewer for current use and options for many future uses. There are 22 outside plugs, 22 outside lights and 5 hose bibs.

The property is located adjacent to highway 95 frontage in the historic town of Goldfield, Nevada. It is 175 miles north of Las Vegas and 260 miles south of Reno. Goldfield, Nevada is the

county seat for Esmeralda County. The Historic 1907 Court House is still in use today and is home to our county offices, district attorney, DMV, and Sheriff's Office, etc. There is also the school district, road department, Nevada Department of Transportation located in this town. Some sites to see: 'The Old fire House', 'The Orchard Museum' 'Myer's Art Gallery', 'Goldfield's Old School House', etc. We have plenty of parking in the front of the shop, the spacious parking accommodates tour busses, RV's and semi-trucks and trailers.



Business Opportunity:

2500 sq feet commercial building with addition of shipping and receiving 224 sq feet area. There is access with a double door and a roll up door to suit whatever venture you can imagine.

Two radio towers for commercial or individual rental, one has been rented to KACE from Pahrump, Nevada.

Three motel rooms, a bungalow, small business building, and several other buildings for rental income. Village post office. Option for future Commercial Goldfield Radio Station. Unbelievable and unlimited opportunities in this beautiful town.

Proven Track Record:

The site is listed in many social media sites and has visitors from all over the world. Please refer to internet: Face book, You Tube, Google, Trip Advisor, Yelp, Goldfield Chamber of Commerce, Goldfield Historic Society, listen to our ads on six separate stations in Nevada.

Additional Items and Property For Sale:

All antique shop stock and 'Elite Trading Post' name is available for purchase. Not including post office and the radio station. Antiques, furniture and other stock in other storage buildings are available. All tools, parts, building material, generators, restaurant equipment, and miscellaneous are available for purchase.

11 more lots available around this property: one and a half blocks behind the 'Elite Trading Post.

Mobile Home on single lot with all utilities on the property. Located just a few blocks from Elite Trading.

Contact us:

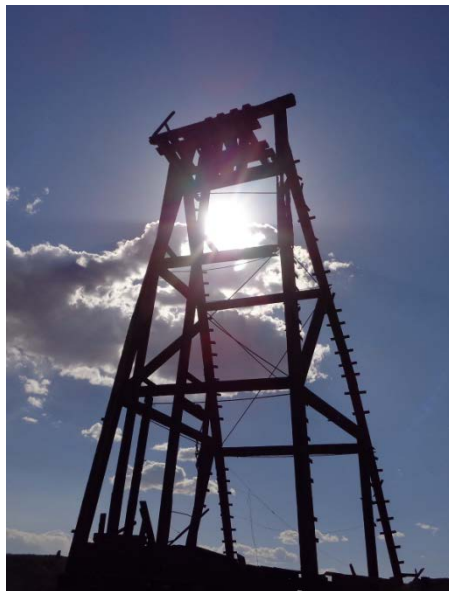


Malek and Jody Davarpanah
c 775-253-4065 c 775-513-3754
Land Line 775-485-3783

Price is \$750,000 (we accept reasonable offers on property). Price does not include antique business or inventory, but is negotiable. Radio Station is renting from us, and will work a deal with the new owners if you like. Post Office has the option to renegotiate with new owners if you please.

APN/Land Parcel #001-206-01 is for sale with more lots available-just ask!!!

For Sale by Owner. LIST PRICE IS \$750,000. Great opportunity available with this commercial-residential property, small motel or rental housing potential (75% finished) and RV parking. There are 15 buildings on this block with unlimited potential, just bring your imagination! This project was started in 2011 with construction up to the present (owners medical condition has halted finishing projects at this point). You will find this property has a finished building which is currently being used as an antique store, just bring your imagination to establish your dream business or there is a possibility if you wish to buy 'Elite Trading Post' and stock for additional price of course. You will be impressed with all the state of the art electrical, internet system, and surveillance equipment, plumbing and propane options to facilitate your plans. Just to mention a few key points: a brand new one bedroom, one bathroom home is also included on the block. There is a 'little house', 1907 historic home, 1907 miner shacks, triplex motel and has grown to 15 structures on one full city block. ***Lots of potential! Great Location!!!!***



History of Goldfield



Before there was Goldfield, there was Tonopah, located 26 miles north of Goldfield. Except Goldfield didn't exist yet. In May, 1900 Jim Butler discovered a high



grade silver deposit where Tonopah sits today. Glory holes of some of the ledges can still be seen today along Florence Ave. Tonopah quickly became full of prospectors, many leasing ground from Jim Butler, which was a new practice in mining that Jim had started. Total production in 1901 was over \$3 million dollars, at about \$12.40 a troy ounce silver. From 1901 thru 1940 Tonopah recorded production of \$148,970.400, with a silver to gold ratio of

about 86 to 1. Goldfield during this same period had a recorded production of over \$90,000,000, mainly in gold. In today's price, that's about \$1.8 billion dollars, Goldfield's gold to silver ratio is about 3 to 1. In the early days of Tonopah in 1902, a Paiute Indian by the name of Thomas Fisherman was showing specimen ore, "picture rock", to would-be grubstakers to help keep himself in beer & whiskey. Fisherman received a ten dollar grubstake from Jim Butler and Tom Kendall, and was told to locate a claim where the rock was found. Tom immediately got drunk, and the only information they could gather from him was that the rock was found thirty miles to the south. Later after giving up on Tom Fisherman, Kendall and Butler grubstaked two young men to locate the place where Fisherman had found the gold specimen. They were Harry Stimler, half Shoshone Indian, and William



Marsh, both native Nevadans from Belmont. First claims in new Mining District On December 4th, 1902, Stimler and Marsh



located three claims on the north ridge of Columbia Mountain, The Sandstorm. Kruger and May Queen, and named the new mining

district "Grandpa". Gran Pah in Shoshone means great water, others say that it meant this camp was going to be the granddaddy of all gold camps. The first claim was named Sandstorm because they located it during a sandstorm. The third claim. May Queen, was named in honor of Stimler's brother's wife May and his own wife's first name Queen. On October 20th 1903 a group of thirty six prospectors and investors organized a meeting to establish the town site. They elected Al Myers of Cripple Creek Colorado as President, and Claude M. Smith a former school teacher from California as Recorder. During this meeting they voted to change the Mining District and town name to Goldfield. They felt the mining district and town would be easier to promote with a name like Goldfield, instead of Grandpa. Thus the town of Goldfield was born.



Businesses in Goldfield, Nevada:

Experience the History

to Tonopah (26 mi)
& Reno (264 mi)

- 1 Elite Trading Post
- 1 KACG 100.3
- 2 The Goldfield Gift Shop
- 2 Radio Goldfield
- 3 Santa Fe Saloon & Motel
- 4 The Little Church in Goldfield
- 5 Larry's Motor Bikes
- 6 Goldfield Art & Business Svc.
- 7 Gems of the Great Basin
- 8 Hidden Treasure Trading Co
- 9 Vanderfords' Gold Strike
- 10 Dinky Diner
- 11 Barbarossa & Bear
- 12 RV Park
- 13 The General Store
- 14 Warehouse Museum
- 15 Goldfield Radio Museum
- 16 Hudson's Bare Bones
- 17 The Palace
- 18 Hoist House Tavern
- 19 Myers Art Gallery
- 20 Clark's Custom Camp

HISTORIC LOCATIONS

- A GOLDFIELD HOTEL
- B 1907 HIGH SCHOOL
- C COURT HOUSE
- D 1907 FIRE HOUSE



to Beatty (67 mi) &
Las Vegas (184 mi)

Goldfield is home to two Radio Stations:

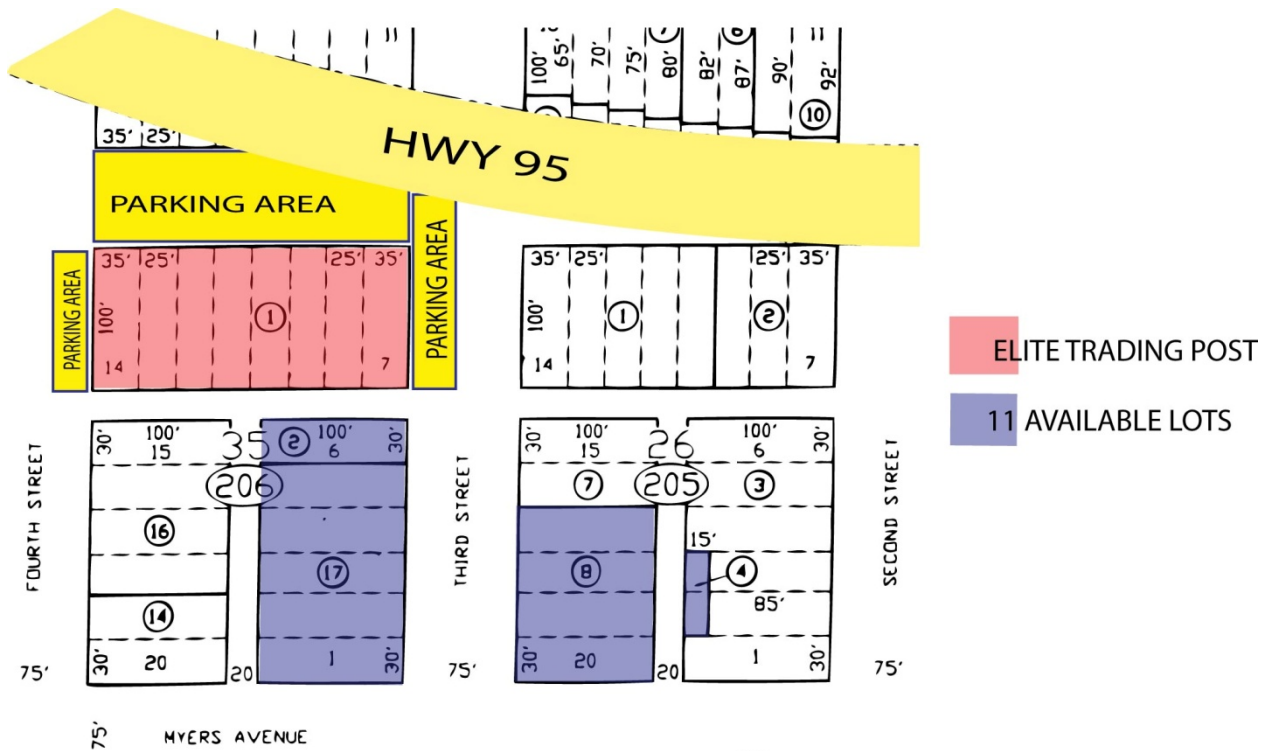
KGFN 89.1 FM & KACG 100.3 FM



GOLDFIELD NATIONAL HISTORIC DISTRICT



Elite Trading Post GPS Cordinates 37.709777, -117.239752



ELITE TRADING POST

PROPERTY UTILITY MAP

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