

Office w/Industrial Development Land

2494 Roosevelt Blvd.
Eugene, OR

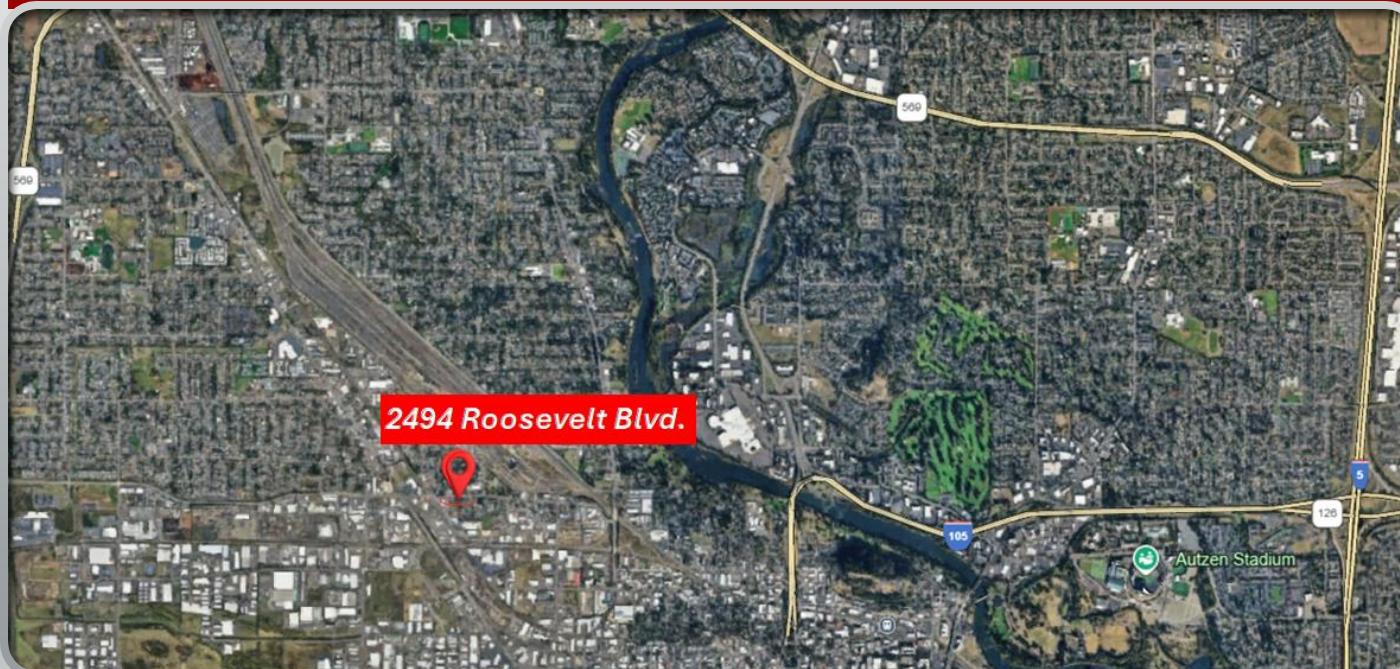


Isaac Grant, CCIM

CW Walker & Associates, Inc.

Office w/Industrial Development Land

Property Location



Building Size

2,908 sqft.

Land Size

0.87 Acres



Isaac Grant, CCIM

(541) 525-6907 | isaac@cwwalker.net

Sale Price

\$595,000

Price / Ft

\$204/ft

Buy Side Fee

\$14,875 (2.5%)

Zoning

I-2

Property Highlights

- Zoned I-2 Light-Medium Industrial - 0.87 acres total
- 1,858 sqft Office plus 1,050 sqft Basement Space
- Updated interior, move in ready
- Ideal development site for light industrial / commercial
- Excellent access to Hwy 99 and I-5
- Neighboring property is Gene Stringfield Building Material Co.

Office w/Industrial Development Land

Sale Price

\$595,000

Buy Side Fee

\$14,875 (2.5%)



Oakridge Tire Center

47406 Hwy 58
Oakridge, OR



Isaac Grant, CCIM

CW Walker & Associates, Inc.

Oakridge Tire Center



Building Size	4,250 sqft	Land Size	0.98 Acres
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Sale Price	Buy Side Fee
\$995,000	\$24,875 (2.5%)

Property Highlights

- Property & business for sale
- Zoned C-3
- All inventory is part of the sale, including work truck
- Two taxlots: 0.29 acres and 0.69 acres
- Larger lot could potentially be developed
- Motivated seller!

Oakridge Tire Center

Sale Price

\$995,000

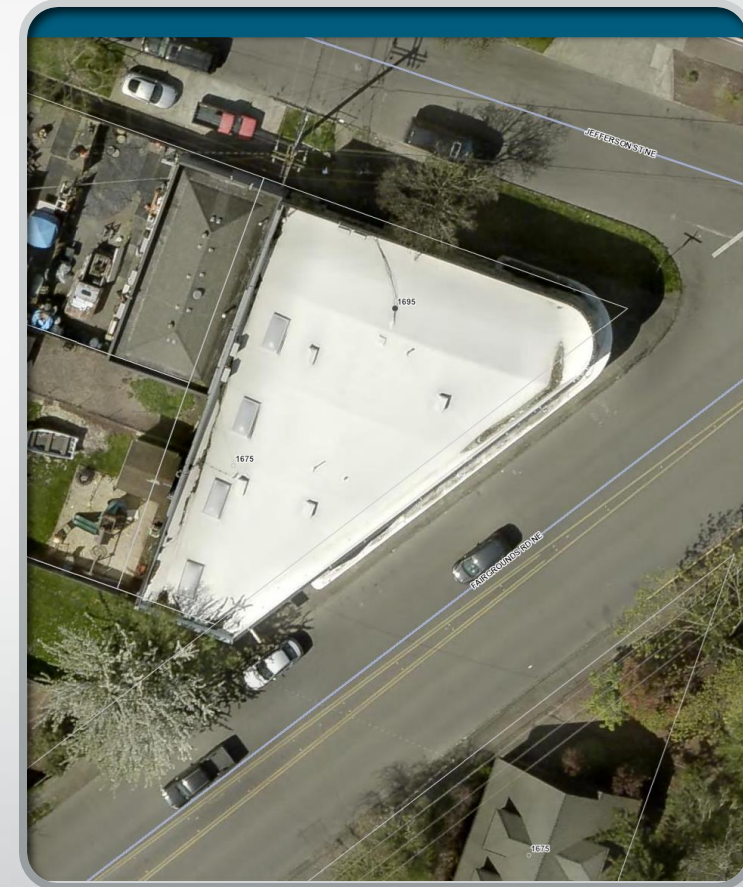
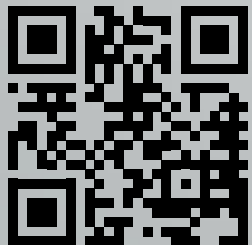
Buy Side Fee

\$24,875 (2.5%)



Retail showroom and shop.

1695 Fairgrounds Rd NE.
Salem, OR.



Ian Levin, CCIM 503-383-8173



For Sale or Lease

Retail building possible MF conversion

Property Location



Bldg SF	5000 SF	Land SF	5613	Zoning	MU
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Sale Price	Price / Ft
\$990,000	\$198
Buyer Rep Fee	3%
Rate / Ft / Mth	Rate / Ft /Yr
	\$12.00/ SF
Tenant Rep Fee	3%
Lease Type	NNN
Term	Minimum 3 year

Property Highlights

- No landscaping with zero lot line.
- Salem dropped their parking standards.
- Newer roof and retail TI.



For Sale or Lease

THE CCIM INSTITUTE
Oregon/SW Washington Chapter

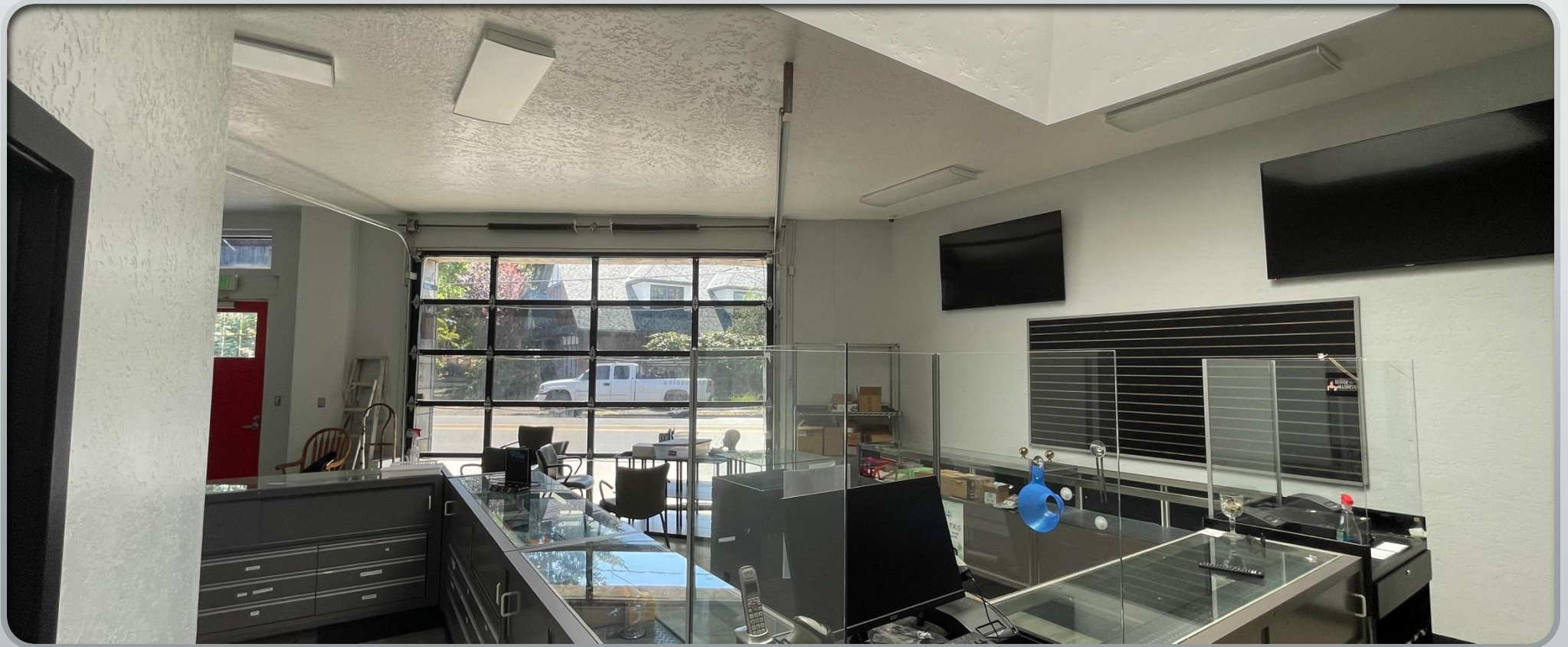
1695 Fairgrounds Rd NE Salem.

Sale Price

\$990K

Rate / Ft /Yr

\$12/ SF

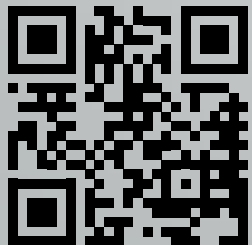


Ian Levin, CCIM 503-383-8173

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Temp controlled warehouse

4662 Ridge Dr. NE.
Salem, OR.



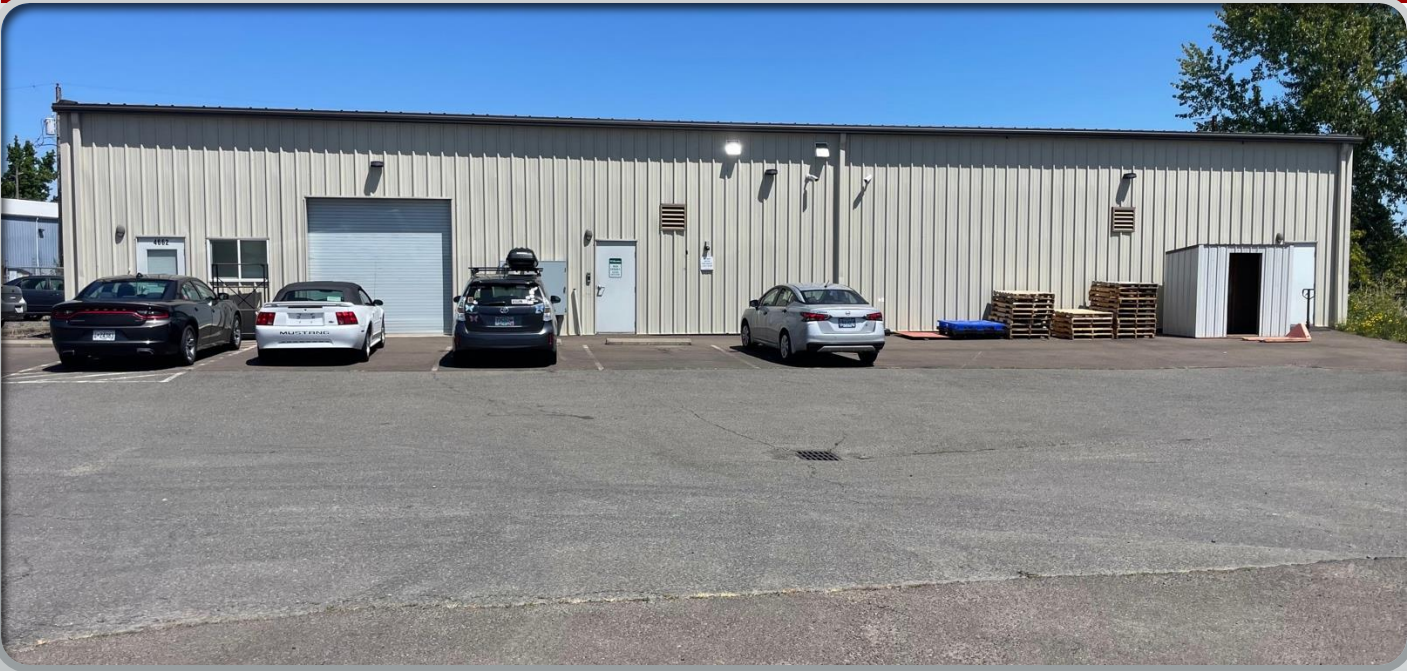
Ian Levin, CCIM 503-383-8173



For Sale or Lease

Distribution warehouse

Property Location



Bldg SF	6000 SF	Land SF		Zoning	IG
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Sale Price	Price / Ft
Buyer Rep Fee	
Rate / Ft / Mth	Rate / Ft /Yr
	\$12.00/ SF
Tenant Rep Fee	3%
Lease Type	NNN
Term	negotiable

Property Highlights
6000 SF building. - Temp controlled with office and lab space. 2 months Free Rent



For Sale or Lease

THE CCIM INSTITUTE

Oregon/SW Washington Chapter

4662 Ridge Dr. NE Salem.

Sale Price

Rate / Ft /Yr

\$12/ SF



NLCU

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