



Commercial Property
Fabulous City Location
Year Built: 1929
Approx. 16,550 sq. ft.
Corner Lot
Approx. 0.28 acre(s)
Roof Mounted Gas Packs
Heating and A/C
3Phase Electrical Service
Acoustical Celings
8' to 16' Ceiling Height
Fluorescent Lighting
Carpeted and Tiled
City Permit Parking
Some Permitted Uses:

- Business Office
- Newspaper Printing
- Publishing
- Postal Service
- Indoor Retail
- Dining
- Banking
- Educational Services

Community Commercial District, with a Central Business and Parking District Overlay



202 S Riverside Ave Medford, Oregon 97501

Offered at \$1,990,000

Merit Commercial Real Estate is presenting this Commercial building with current instructional layout and possible office and retail configurations. The building structure is 16,550 square feet, built in 1929 and remodeled in 1998, including full ADA and seismic upgrades. It is 2 stories with a concrete slab foundation and concrete wall construction, stucco exterior, a wood beam roof structure with a Duro-Last rubber membrane roof.

The property is located in downtown Medford, Oregon in the the Historic Downtown Central Business District. The building is on the Oregon Historic Registry and listed in the National Registry in the Historic District.

Building A - First Floor
 202 S. Riverdale Ave.
 Rogue Community College
 Riverside Campus
 Medford, Oregon



Legend
 ● Electric Panel
 ● Fire Alarm
 ● Smoke Detector
 ● Meter

REASSURANCE
 AREAS



Scale: 1/8" = 1'-0"

JA
 THE ASHILL ARCHITECTURAL GROUP, INC.
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Building A - Second Floor

202 S. Riverside Ave.
 Rogue Community College
 Riverside Campus
 Medford, Oregon



- Legend**
-  Elevator Panel
 -  Fire System Panel
 -  Emergency Info / First Aid



Scale: 1/8" = 1'-0"



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