

42837/42827 McKenzie Hwy

LEABURG, OREGON 97489

\$975,0000

3,703 SQ.FT.

0.71 ACRES

FOR SALE



- » Handcrafted Ornate Metal Railings
- » Hardwood & Ceramic Tile Floors
- » Wood Framed Partitions
- » 13-Plus Parking Spaces Off Hwy
- » 25 Minutes To Eugene
- » 1.5 Hours To Bend
- » For More Details Visit Webpage
<https://bit.ly/42837-McK-Leaburg>



EXCEPTIONAL TWO-VENUE OPPORTUNITY

FORMERLY RIVER RUN GALLERY AND THROUGH THE ROOF

Ideal for an artistic business, retail shop, restaurant, coffee shop/cafe or more.
OPTION TO LIVE WHERE YOU WORK ~ Convert upper level into an apartment!
The adjacent building is perfect for kitchen, brewery, or retail space.
Excellent potential as an EVENT VENUE, perfect for Weddings, celebrations,
outdoor concerts, brewery and more!

Value includes artistic Gazebo and Cupola. Perfect for entertaining and photos!


Windermere
COMMERCIAL

Seamless Buying and Selling Experience



Contact us today to explore opportunities and achieve your real estate goals with confidence!



River Molyneaux Commercial Broker

River@Windermere.com

541-650-1226 (call and text)

1600 Oak St. Eugene, OR 97401



Our Team helps our clients buy and sell all property types. To make sure we serve our clients best interests, we provide Photography, 3D Videos and Drone services and participate in multiple volunteer groups like local Chambers of Commerce, Rotary Clubs and 20-30 Club. Our goal is to help our clients feel comfortable while taking on the life-altering decision to buy or sell real estate.



Judy Casad

BROKER | LUXURY ADVISOR

ABR | SRES | Top Producer

Certified Negotiator

Judy@Windermere.com

(541) 968-2400

Windermere Real Estate, Lane County

Podcast Host **Homeowners Best Real Estate Moves**

Looking to buy or sell commercial or residential property?

Skilled Brokers navigates market trends to secure the best outcome for you.

- » Market & Tourism Analysis
- » Site Selection & Zoning Review
- » Financial Feasibility
- » Brand Positioning
- » Property Inspections
- » Negotiate Purchase Strategy
- » Compliance Assistance
- » Network with Local Businesses
- » Event & Hospitality Insights
- » Post-Sale Support

Former McKenzie River Chamber of Commerce Secretary & Marketing Director
Promoting Tourism & Economic Development across an 8-community, 50-mile stretch.
Licensed to help you Buy or Sell in the State of Oregon



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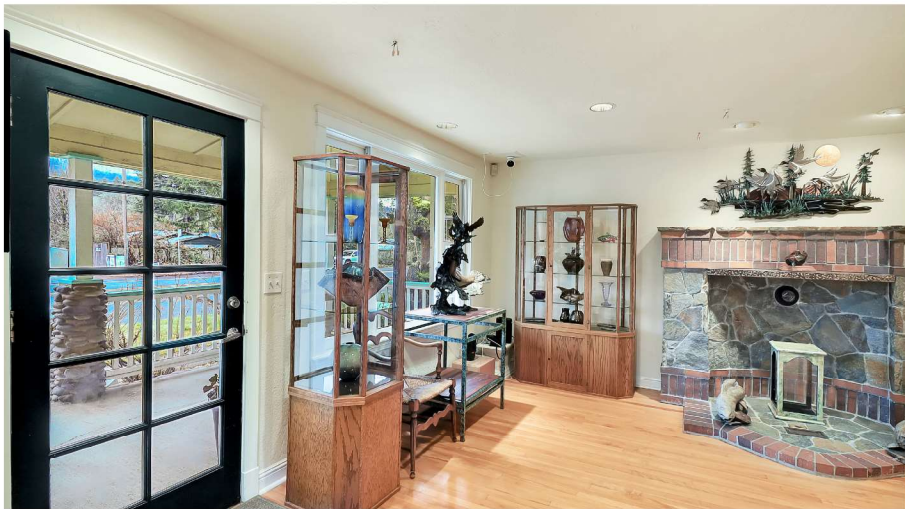
2,706 SQ. FT.

0.45 ACRES



River Run Gallery ~ Main Level

ML 258347600



Enter from the parking lot or street. A grand staircase showcases artistic metal railings. Hardwood flooring leads to an office, half-bath, and kitchenette. Door to backyard and large basement for utilities and storage provide convenience and functionality.

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42827 McKenzie Hwy

LEABURG, OREGON 97489

997 SQ FT.

0.26 ACRES



Through The Roof

ML 258347600



Interior: Large room with cove ceiling and ceramic tile flooring. Back room offers spacious storage and work area. Attached storage room outside. Exterior access to half-bath. Excellent restaurant potential with outdoor dining opportunities!

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River Run Gallery



Upper Level

(541) 650-1226
Call or Text

For More Details Visit Webpage
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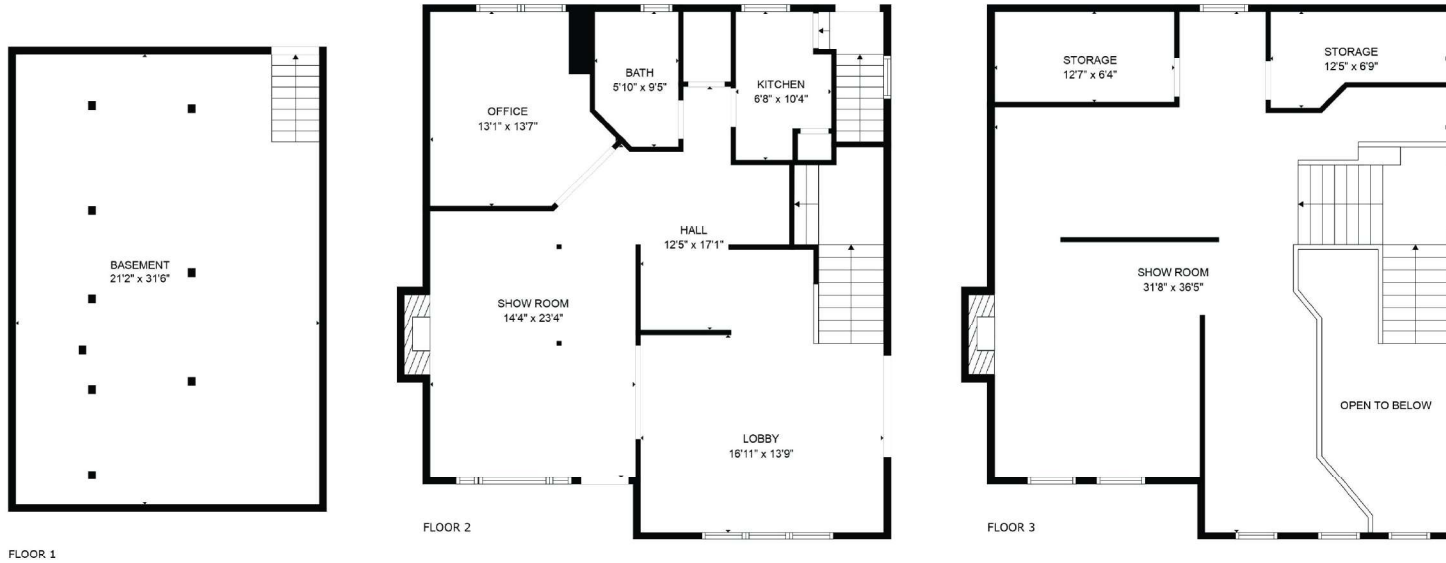
Two storage rooms, three spaces with recessed and track lighting.
Designed for comfortable maneuvering.
Woodstove offers comfort for potential living space for owners or managers.

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Floor Plans

ALL Measurements are estimates.
Actual dimensions may vary



FLOOR 1

FLOOR 2

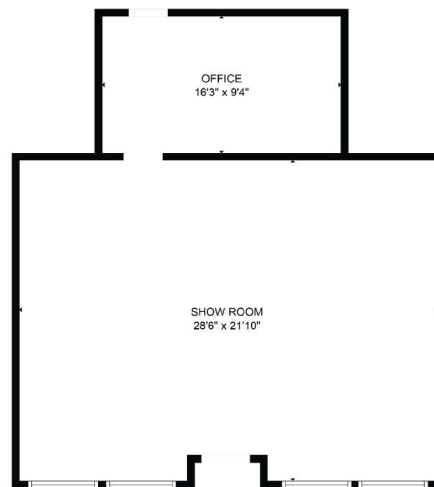
FLOOR 3

TOTAL: 1909 sq. ft
 BELOW GROUND: 0 sq. ft, FLOOR 2: 1102 sq. ft, FLOOR 3: 807 sq. ft
 EXCLUDED AREAS: BASEMENT: 668 sq. ft, FIREPLACE: 24 sq. ft, OPEN TO BELOW: 137 sq. ft,
 STORAGE: 110 sq. ft, LOW CEILING: 47 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Through The Roof

This floor plan does not show the attached storage or bath off the back side of building.



TOTAL: 774 sq. ft
FLOOR 1: 774 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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History of River Run Gallery

A Showcase of Artisan Masterpieces and Design



Premium commercial location in the heart of a National Scenic Byway and McKenzie Scenic Waterway. Prime location with high tourist visibility and traffic along E Hwy 126 towards Sisters and Bend Oregon. Business opportunities with this property are endless! RC Zone: Live-Work Zoning, i.e. residential occupancy.

A great opportunity to own a piece of artistic history! KEN SCOTT. Nationally recognized artist and designer of RIVER RUN GALLERY and THROUGH THE ROOF.

This is a rare chance to open your Restaurant / Catering / Gallery / Events / Retail Store - with the option to live on-site in the existing River Run Gallery... and/or construction or placement of an additional dwelling for the business occupants residency. Consider Through The Roof as the commercial kitchen with a new adjoining Hostess Hallway to the Gallery which can seat guests for dining. All while collecting a commission off artists' works throughout the building.

This Landmark Destination has established a local clientele waiting for it to open with numerous requests for a wedding venue. There are no restaurants nearby that would create competition. The two venues combined feature four water elements surrounding a charming Gazebo (stained glass dome from a Cathedral in Pasadena CA), creating an inviting space for guest entertainment. A Cupola (from Wisconsin's Episcopal Cathedral 1905) for Weddings, Latino La Quinceanera, Local Native Celebrations, Musical events and more... Consider adding an amphitheater or leave the extra land for extra parking.

The gallery showcases Ken Scott's exquisite metal and bronze sculptures and work by other local artisans. This collection of artwork may be included as a consignment opportunity. With artistically staged exhibits that guide visitors through each room, every detail has been thoughtfully curated to enhance the gallery experience. (Consignment of art is not an obligation of this sale)

Both properties offered together for \$975,000.
*Chandelier and a family bronze statue are not included.

Additional features available for sale

The famous Cinderella Carriage is a captivating centerpiece and photo-op favorite. There are chandeliers, gazebo's and garden art available to adorn the landscape!

Videos tell a story of more than mentioned above... One is quite blurry but shows southern light in the gallery and a walk-thru viewing.

https://youtu.be/GQQ5vECoZlg?si=A3-PK_KCpMHxJDuC
https://youtu.be/wltVCKhUwF0?si=ac-sS6IA8Ko8_SvL
<https://youtu.be/g0DMznlE330?si=VCq-Fx2-5cqIdqTe>
(The third property mentioned for sale has Sold)



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FOR SALE

Create Your Dream Business Venture

In A Setting Designed To Draw In Tourists And Locals

This LANDMARK DESTINATION offers Premium 186' street-front exposure on a Scenic Byway in the sought after McKenzie River Valley, Oregon!

Call today for more details and schedule your private tour!

HIGHLIGHTS

- » Perfect setting for weddings, musical events, brewery and celebrations!
- » Combined properties offer 13+ parking spaces off hwy
- » Multiple fountain water features
- » Destination draw for tourists and locals
- » Continue the history of the world of art!

Information above has been obtained from public records, and the current owner(s) of the subject property. The listing broker has not independently verified the accuracy or completeness of any information obtained from sources reasonably believed by the broker to be reliable. Interested buyers should inspect the property carefully and verify all information to their own satisfaction. Windermere is committed to EQUAL HOUSING OPPORTUNITY.

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