

Client Full

Comm/Industrial

1/13/2025 1:36PM

\$1,250,000

10599 gross sqft

Status: Active

List Date: 1/10/2025

DOM: 3      Acres: 0.63      MLS#: 631100215

Year Built: 2004 / EXISTNG

29670 ELLENSBURG AVE Gold Beach, OR 97444

Unit #:

XST/Dir: HWY 101> Next to McKays

Property Details:

Property Type: Commercial

Property Tax/Yr: \$12,517.34 / 2024

County: Curry

Sale Inc: Building, Land

Legal: 3615-36DC-1200

Area: 273

Zoning: 4C

Tax ID: R20546

CC&Rs: No

Open House:

Upcoming Open House:

Features: One Level, Accessible Entrance, Conforms to ADA, Display Window, Ground Level, Accessible Doors

Equipment: Fixtures, Security System

Internet: FIBROPT, INTCABL

Lot Size: 20,000 SqFt to .99 Acres

Seller Disclosure:

Lot Dimensions:

Approx. Lot SQFT:

# Stry/Bldg: /1

Parking: 31 / On Site

Construction: Metal Frame, Metal Siding

Ceiling Ht/Ft:

Truck Door: / At Grade Level

Roof: Metal

Occupancy: Vacant

Loading: Loading, Truck Dock

Office SqFt:

Whse SqFt:

Mfg SqFt:

Road Frontage: 170

Road Surface: Paved

View: City, Territorial

Waterfront:

Body Water:

Current Use: Retail

Unreinforced Masonry Building:



Bring your vision to life with this expansive 10,500+ SF commercial building, offering exceptional Main Street exposure with 170 feet of Hwy 101 frontage. Designed for versatility, the adaptable floorplan allows for a wide-open layout or modifications to suit your unique business needs. This property features abundant storage, two bathrooms, and a convenient kitchen/staff room. With 31 parking spaces, there's plenty of room for both customers and employees. Whether you're starting a new venture or expanding an existing one, this prime location provides incredible potential to help your business thrive.

Utilities:

Heat: Heat Pump  
Fuel: Electricity  
Water: Public Water  
Sewer: Public Sewer  
Cool: Heat Pump  
Volts:  
Amps:

Business and Lease Information:

Restrictions:

Actual Gross Income: \$0

Proj. Gross Income:

Lease Expire:

Business Name:

Actual Net Income: \$0

Proj. Net Income:

Lease Equip

Yr Estab:

Actual Oper. Expenses: \$0

Proj. Oper. Expenses:

Lease Amount:

Short Sale: No

Bank Owned/Real Estate

Owned: Yes

Inventory: No

Lease Deposit:

Lease Type: None  
Terms: CASH, CONV  
Doc Available: Tax Information  
Assumable Interest Rate:  
Assumable Remaining Months Ending:

Comparable Information:

Original Price: \$1,250,000