



FOR SALE



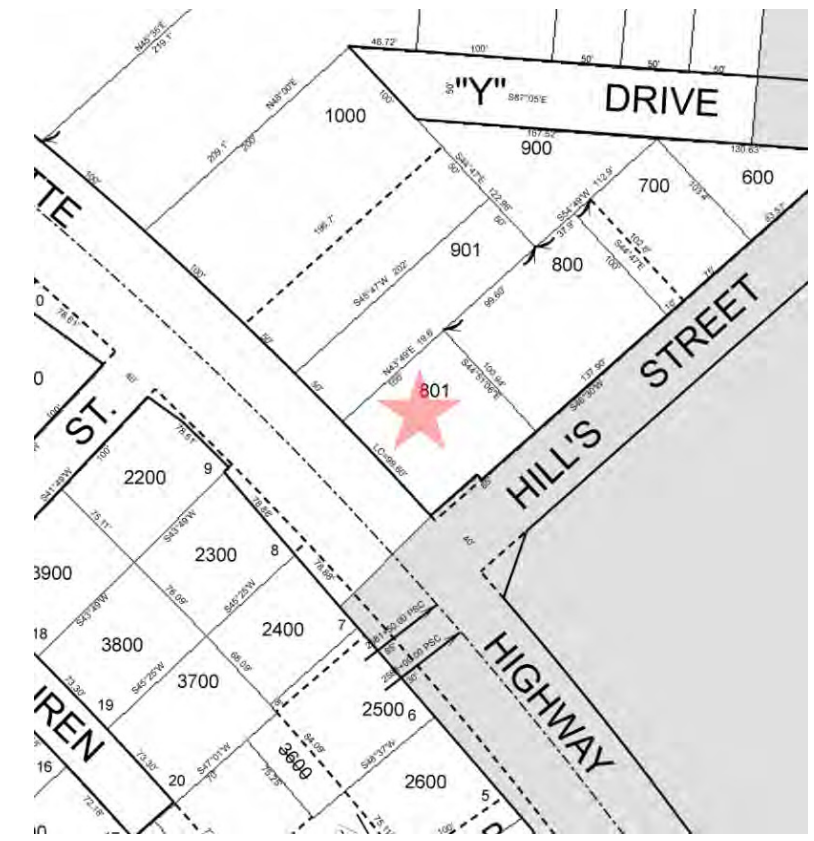
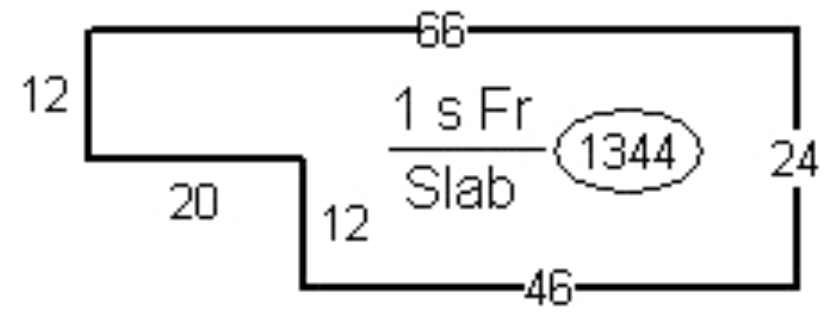
 **PREMIERE**
PROPERTY GROUP, LLC
COMMERCIAL

48207 HWY 58
OAKRIDGE OR

\$349,000 | ZONING : HIGHWAY COMMERCIAL



1344 SQ FT





5-STAR 2ND GENERATION RESTAURANT

Located less than an hour from the Eugene-Springfield and the I-5 corridor!

Freshly remodeled building with upgrades including new metal roof and electrical. Generous sized lot on Highway 58 with great visibility. Comes with billboard for more signage or additional income. Currently operating as Happy Belly Burgers so you can continue with a turn-key burger joint or pivot as preferred. Small office could be turned into expanded indoor seating. Two ADA restrooms, prep and storage room, new 10' type 1 hood. Equipment and decor included. Ample onsite parking and strong traffic count. Significant tourism adds to already steady local customer base. Oakridge offers world-class mountain biking trails, hiking, water sports, fishing, festivals, and winter sports (nearby Willamette Pass ski resort). This area is known as the "Mountain Biking Capital of the Northwest" and the perfect basecamp for exploring the Willamette National Forest. Tours to be scheduled during off-business hours. Minimal business financials available with current business in operation since 2022 on limited hours. No inventory anticipated. Call Listing Agent for showing & more information.

48207 Hwy 58, Oakridge OR 97463

- Price = \$349,000
- Listing type = For sale
- Map # = 21-35-16-34-00801
- APN = 0955441
- Zoning = Highway Commercial
- Land size = 0.22 AC
- Building size = 1,344 SF
- Year built = 1960 (Remodeled 2022)
- # of stories = 1
- # of units = 1
- # of bathrooms = 2
- Occupancy = owner occupied
- Road frontage = 100'
- Signage = yes (possible income producing billboard)
- # parking spaces = 10
- Traffic count = 5,823
- ADA accessible = yes
- Flood zone = no
- Floor plan = attached
- TL Map = attached

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LIST YOURS AT: OregonCREbroker.com

GREG GOODENOUGH, CCM
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