



161 Heritage Way

161 Heritage Way, Roseburg, OR 97471



Ashton Faas

Different Better Real Estate

2198 NE Stephens St., Suite 200, Roseburg, OR 97470

Sold@ashtonfaas.com

(541) 671-5737



161 Heritage Way

\$879,900

Location, location, location. This commercial property includes the newer 2020 shop and a whoppin 3.84 acres along with it. Conveniently located across from the Douglas County Fairgrounds and 30 seconds off of the highway for quick access! Easily viewed from the highway with lots of marketing potential for billboards and signage. Lots of the property is flattened and graveled ready for the next owner to further develop if they wish. The main building offers a huge, open showroom with high quality material for great showman ship with receptionist desk. There is also an office space upstairs for administration with an additional security room. There are 2 bathrooms, one for clients and one for employees. Then there's the main workshop area. It features a three phase power converter...

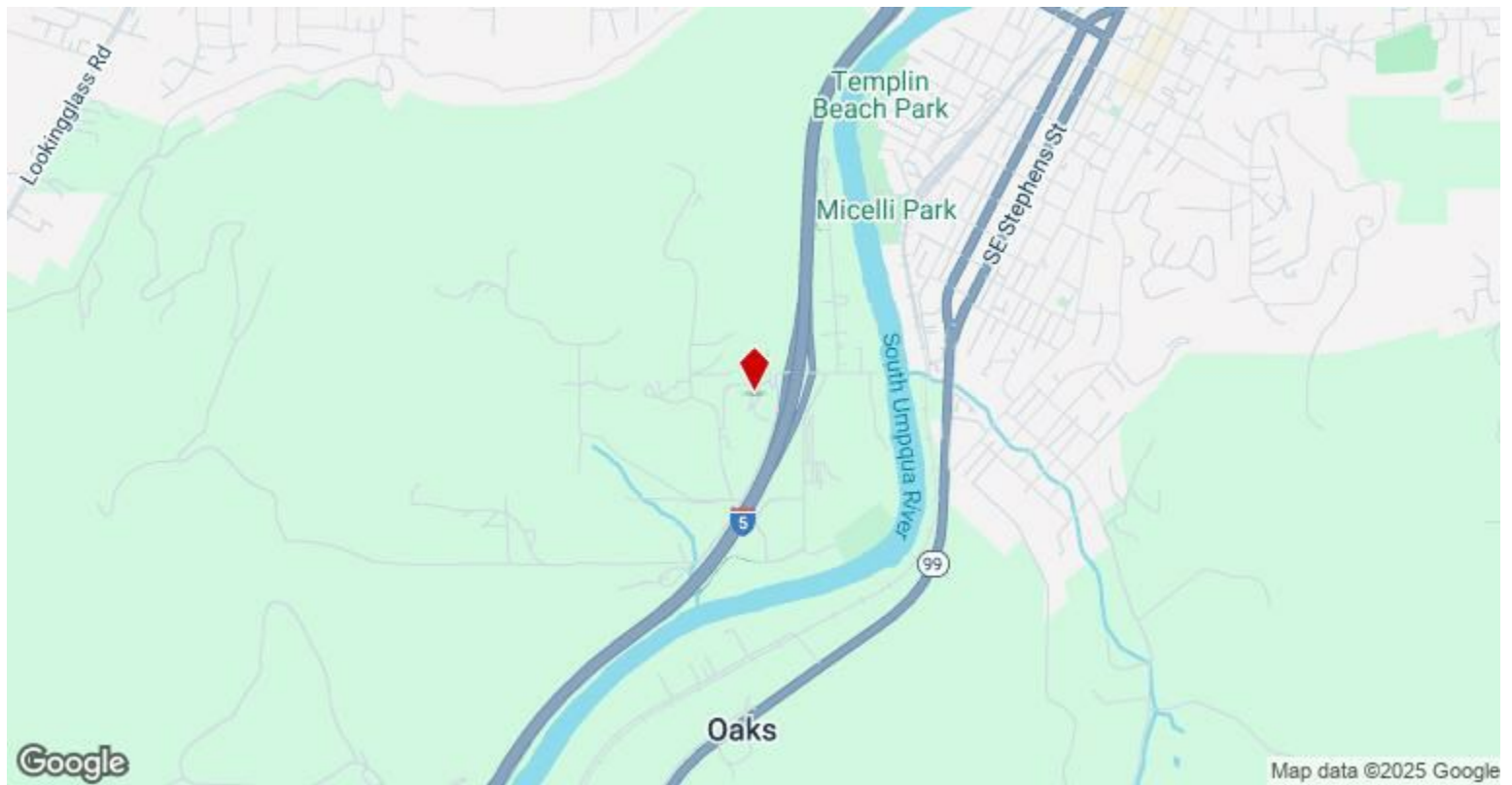
- Amazing Location close to Highway with great road frontage for signage/viewership.
- Large Lot to Make your own.
- Newer shop with reception area and office space.

For more information visit:

<https://www.loopnet.com/Listing/161-Heritage-Way-Roseburg-OR/36913002/>



Price:	\$879,900
Property Type:	Flex
Property Subtype:	Light Manufacturing
Building Class:	B
Sale Type:	Owner User
Lot Size:	3.84 AC
Gross Building Area:	2,880 SF
Rentable Building Area:	2,880 SF
No. Stories:	2
Year Built:	2020
Tenancy:	Single
Zoning Description:	C2
APN / Parcel ID:	R35469



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Property Photos



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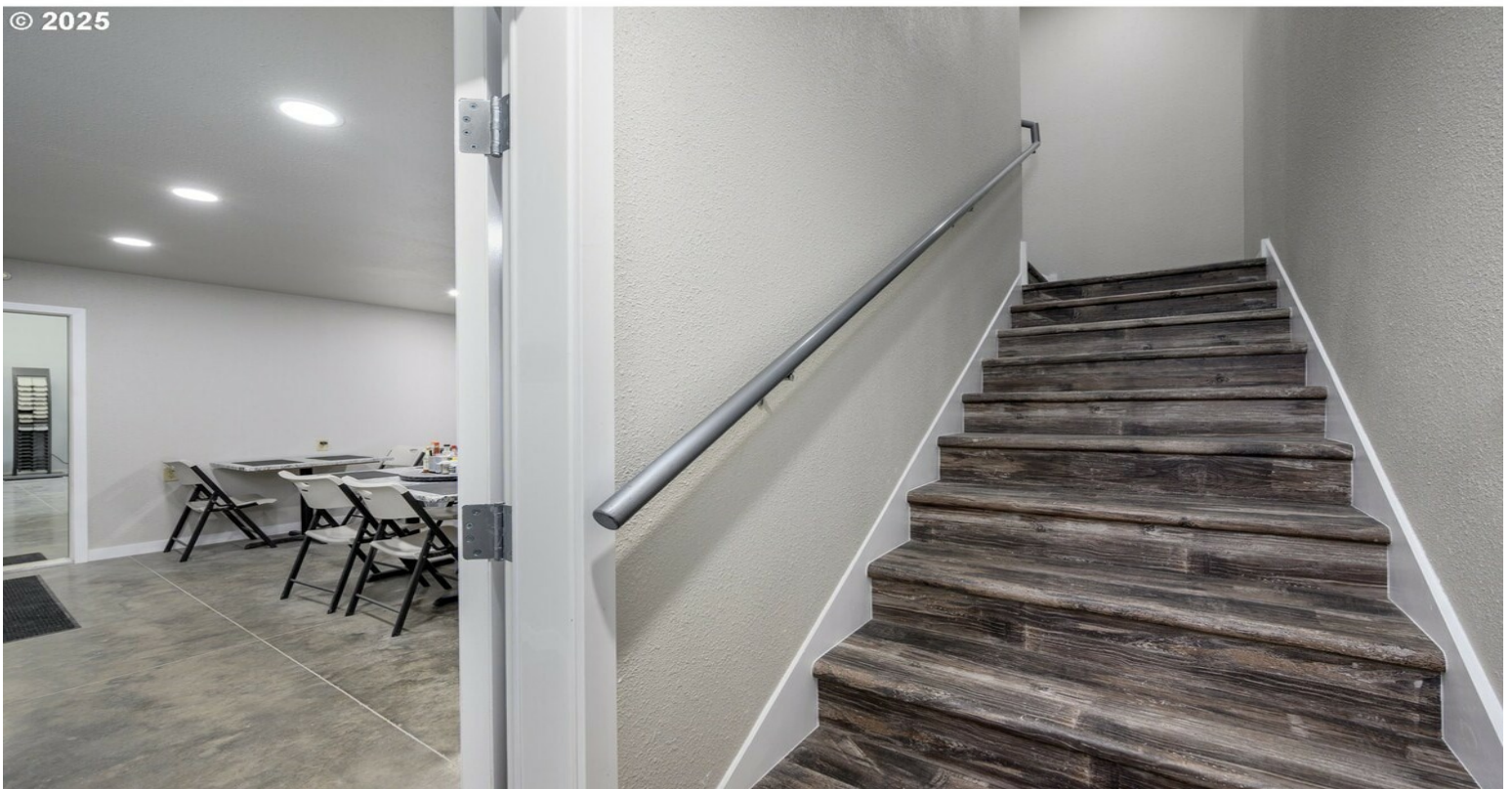


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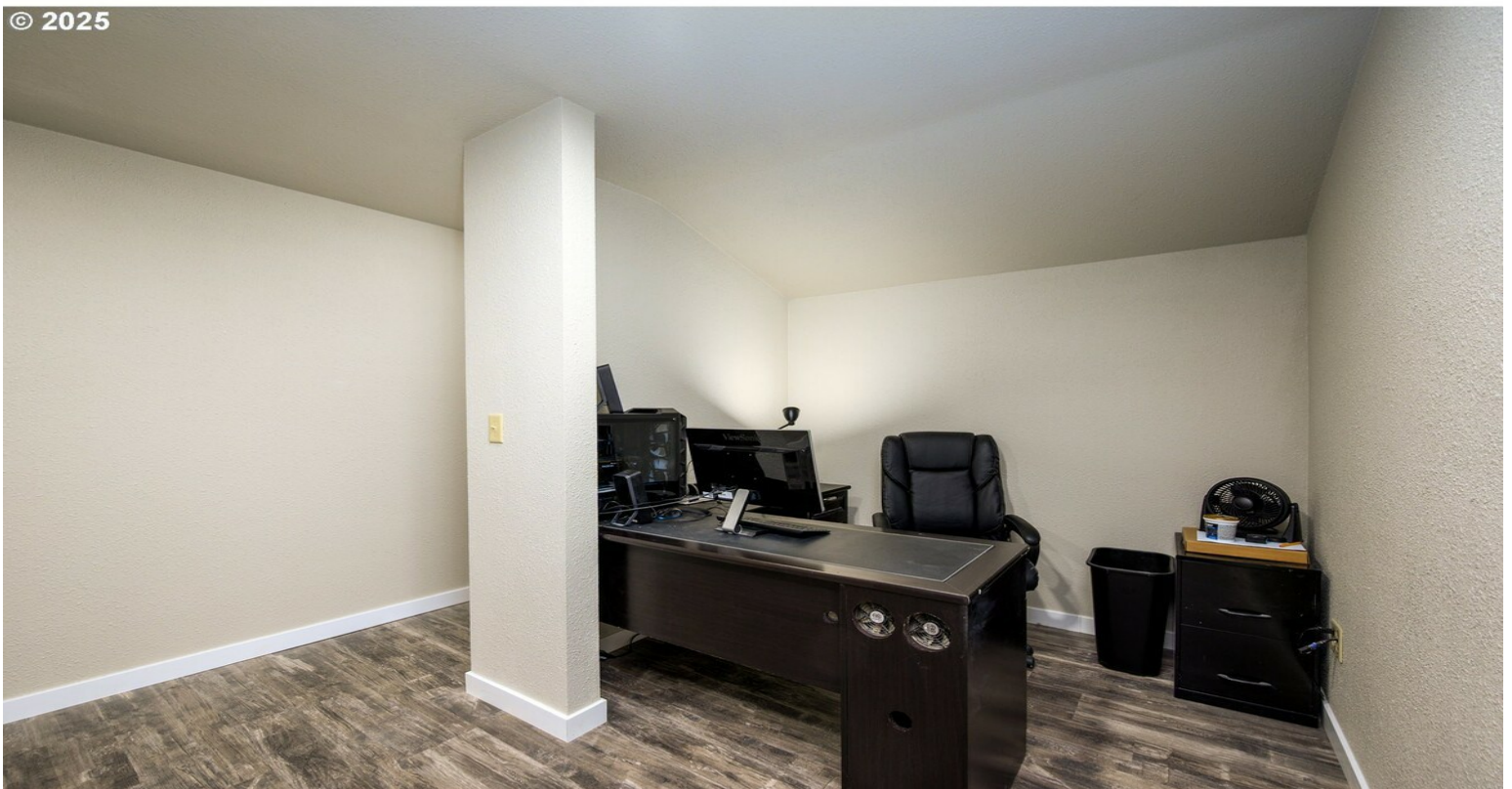


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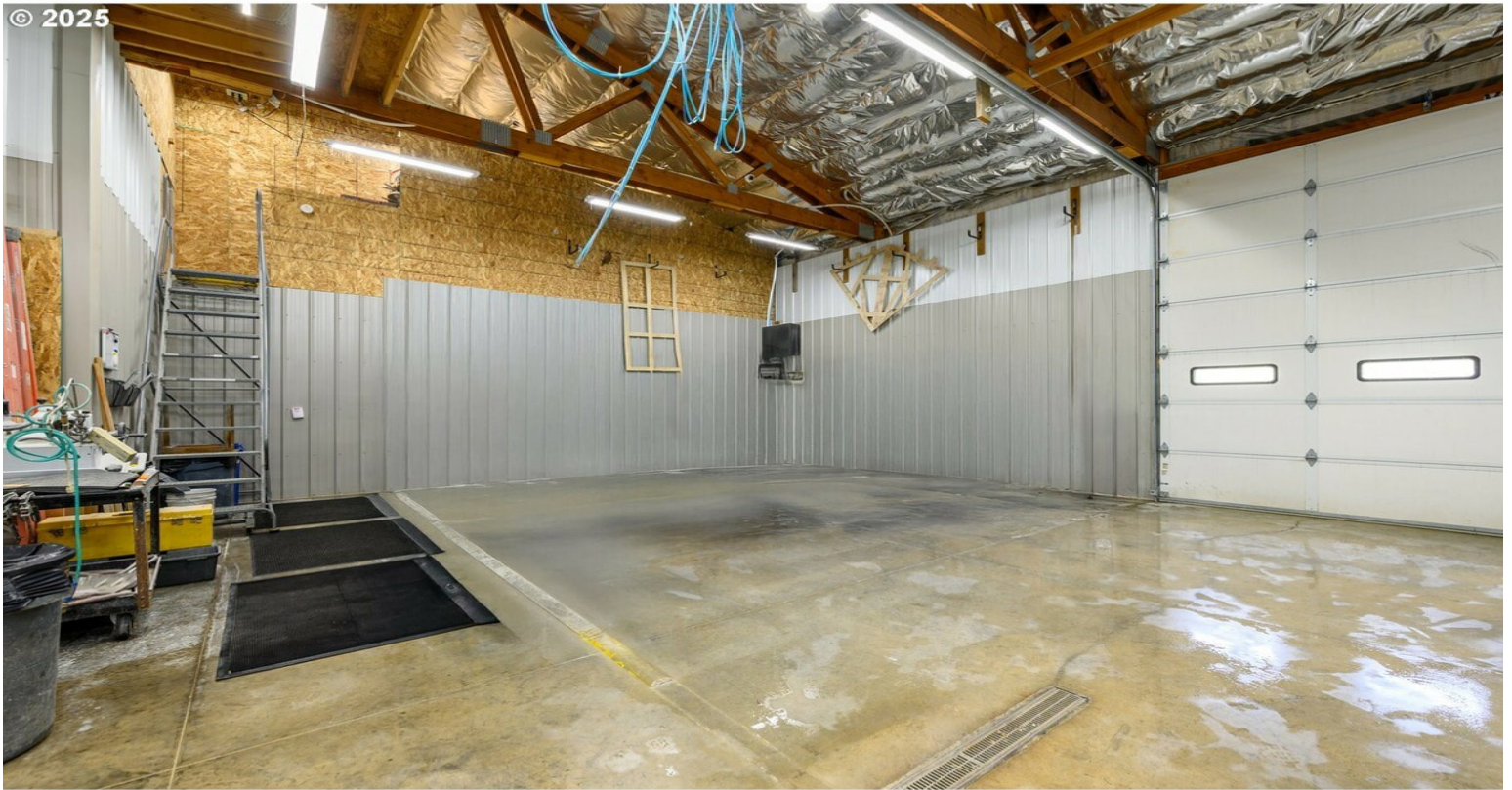


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