



MLS #: **811774 10466 Sunnyside Rd SE** Price **\$500,000**  
 Status: **ACTIVE** LotSqft  
 Zoning **Industrial** City **Jefferson** LotDim  
 Elem School State **OR** Acres **1.540**  
 Middle School Zip **97352** Class **Bare Land**  
 High School County **Marion** Type **Commercial Land**  
 Deferral Lot **093W10A000** Area **90 MARION**  
 Taxes Block Subdiv Auction **COUNTY**  
 Tax # **536289** XStreet **No**  
 Tax Years Dirs  
 Assessment

Click for Map/Assoc Docs/etc: [M](#) [D](#) [H](#) [T](#) [A](#) [G](#) [L](#) [S](#)

IDX Include: **Y** Public Visibility: **MLS Public Listing**

**Lot/Land Features:**  
 Access:  
 Acres: **1.540**  
 Appr Lot Dims:  
 Approx Lot SqFt:  
 Apprvd for Mfd? **Unknown**  
 Cable TV:  
 Corners:  
 Electricity: **Available**  
 Easement:  
 Frontage Feet: **Available**  
 Fenced **Yes**  
 Flood Plain:  
 Frontage Feet:  
 HiSpeed Comms:  
 Lot Type:  
 Map/Parcel #  
 Outbuildings:  
 Natural Gas:  
 Reports Avail:  
 Suitable For: **Industrial, Commercial**  
 Seller to do 1031:  
 Septic Approval:  
 Septic Installed:  
 Septic Type:  
 Sewer Avail:  
 Soil Type:  
 Surveyed:  
 Telephone:  
 Timber:  
 View:  
 Water:  
 Water Rights:  
 Water Rights Source:  
 Zoning: **Industrial**

**Industrial fully fenced land with coveted I-5 freeway frontage for lease or possible sale. I-5 corridor visibility with over 70,000 vehicles per day. Power available on site. Owner is willing to work with qualified tenant for site preparation. Unlimited signage potential. Serious inquiries only. Call about possible options, including lease or sale (seller carry, lease to purchase option, land contract). Lease is preferred. Do not disturb tenants. See MLS #811759**

**Private Remarks / Confidential Data:**  
**Do not disturb tenants. Minimum 24 hour notice. Lease is preferred. ODOT conditional approval for new driveway. Buyer to do their due diligence. See MLS #811759**

WVMSLockbox **No**  
 Location  
 SHOWING INSTRUCTIONS **Appt Nec, Refer to Pvt Rmks, 24-Hr Notice, Call L/Broker**

**Listing Broker / Company**  
**LAWRENCE POTTS - 541-450-1861**  
**201244569**  
**Lawrencepotts27@gmail.com**  
**LORADITCH RANCH AND HOME REAL ESTATE - 541-660-0432**  
**200706157**

Co-List: **BJORN BEER - Cell: 541-745-4050**  
**201219526**

Negotiable Inclusions  
 Exclusions

Seller Terms **Cash, Lease Option, Conventional**

Selling Office Commission **2.5 Percent**

Expected Active Date

Agency Type **Exclusive Right to Sell**

DFCoopOf		Sold Price Per SQFT	
DualVar	<b>No</b>	Orig Price	<b>\$500,000</b>
Escrow At	<b>Ticor</b>	Lst Date	<b>12/8/2023</b>
Possess		DOM	<b>4</b>
		CDOM	<b>4</b>

**Owner/Occupant:**  
 Owner Name **Furlo Family Homes LLC**  
 Owner Phone  
 Owner US Citizen (FIRPTA)  
 For Sale Sign

**Sold Information:** Sold for:  
 Contract Date  
 Closing Date  
 How Sold  
 Closing Notes  
 Buyer Name  
 Sell Brk - Agt Name  
 Sell Ofc - Ofc Name  
 SellTeam - Team Name