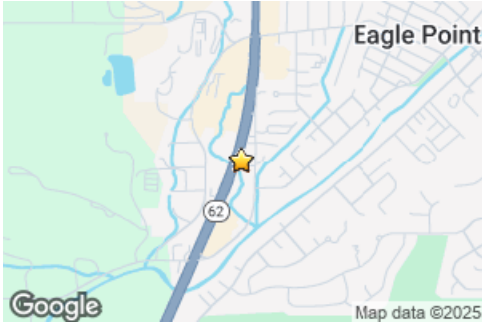


Commercial Sale MLS#220200827  
10744 Highway 62  
Eagle Point, OR 97524  
County: Jackson  
Section: Not Applicable  
Cross Street: Old Hwy 62

Building Area Total: 600 Source: Assessor	1 # of Units Total	\$339,000
Professional/Office Business Type (AKA Sub Type)	1982 Year Built	Active DOM: 191 CDOM: 191



Parcel Number: 10612926  
Subdivision Name: N/A  
Lot Size Square Feet: 24,394  
Lot Size Acres: 0.56  
Zoning: C-1  
Additional Parcels: No

**Public Remarks:** NEW PRICE! Motivated seller will look at all reasonable offers. Wide range of business possibilities on this over 1/2 acre lot with a 600 sq. ft. office building. Great opportunity for more development and property already has water, sewer, power, natural gas available and phone established. Internet available and Fiber optics coming soon. Plenty of off street paved parking. Entrance is off Old Crater Lake Hwy, private drive and exposure from OR-62. Nice Log office building, with open floor plan and bathroom. This level lot is zoned C-1 (Retail Commercial District) per City of Eagle point. On opposite side of the Hwy from Walmart. Survey on file, check with City planning for buyer(s) due diligence and desired uses. L/A has a financial interest in the sale.  
**Directions:** Crater Lake Hwy 62 North to Old Hwy 62 (R) to address on the right. Right Pass the new coffee stand and catering trucks.

General Property Information	Interior Information	Business Information
<b>CC&amp;R's:</b> No <b>Tax Annual Amount:</b> \$2,038.65 <b>Tax Year:</b> 2025 <b>Tax Lot:</b> 3600 <b>Tax Map Number:</b> 361W03C <b>Potential Tax Liability:</b> No <b>Assessment:</b> No <b>Flood:</b> Unknown <b>Inclusions:</b> some desks file cabinets, chairs,refrigerator and microwave <b>Exclusions:</b> Book shelf, safe, pictures and all wall art <b>Additional Features:</b> Bath Common Area <b>Miscellaneous Information:</b> Use Restrictions; Confidentiality/Non-Disclosure Agreement: No	<b>Cooling:</b> Wall/Window Unit(s) <b>Heating:</b> Natural Gas; Other <b>Interior Features:</b> Vaulted Ceiling(s) <b>Flooring:</b> Carpet; Vinyl <b>Window Features:</b> Double Pane Windows; Wood Frames <b>Security Features:</b> Carbon Monoxide Detector(s); Security System Leased <b>Structure Type:</b> Office; Retail <b>Patio and Porch Features:</b> Front Porch <b>Lot Features:</b> Landscaped <b>Lot Size Acres:</b> 0.56 <b>Parking Details:</b> Parking: Yes; # of Parking Spaces: 6; # of Carports: 0 <b>Parking Features:</b> Asphalt; Driveway <b>Road Surface Type:</b> Paved	<b>Business Included?:</b> No
Listing Office Information	Listing/Contract Information	Construction
	<b>Original List Price:</b> \$424,000 <b>List Price per SqFt:</b> \$565 <b>Listing Contract Date:</b> 04/30/2025 <b>Listing Terms:</b> Cash; Conventional <b>Special Listing Conditions:</b> Probate Listing	<b>New Construction:</b> No <b>Levels:</b> One <b>Common Walls:</b> No Common Walls <b>Construction Materials:</b> Log <b>Basement:</b> None <b>Foundation Details:</b> Concrete Perimeter <b>Power Production:</b> None <b>Utilities:</b> Cable Available; Electricity Connected; Fiber Optics Available; Natural Gas Connected; Phone Connected <b>Roof:</b> Metal <b>Sewer:</b> Public Sewer <b>Water Source:</b> Public

Listing courtesy of:



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Central Point, OR 97502-9489  
541-826-4252  
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[cindy@cmacrealty.com](mailto:cindy@cmacrealty.com)  
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Front



Entrance



Aerial 1





Covered Porch



Office 1



Office 2



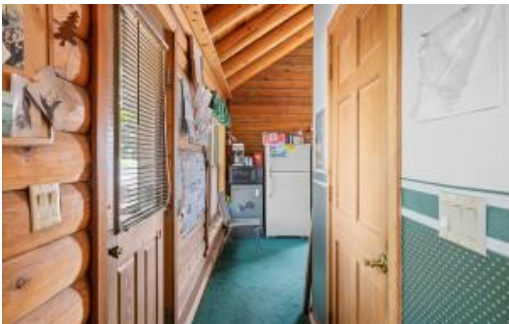
Office 3



Office 4



Lavatory



Hall



Old Crater Lake Hwy Back entrance



Aerial 2



Aerial 3



Across Hwy from Walmart and Ace Hdw



Aerial