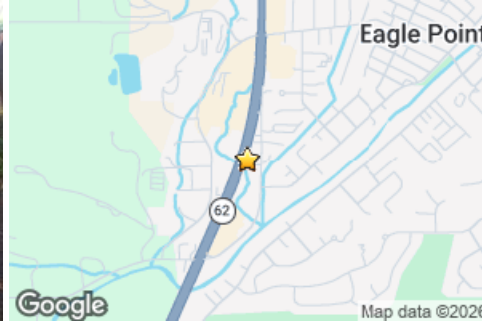


Commercial Sale MLS#220200827
 10744 Highway 62
 Eagle Point, OR 97524
 County: Jackson
 Section: Not Applicable
 Cross Street: Old Hwy 62

Building Area Total: 600 Source: Assessor	1 # of Units Total	\$324,000
Animal Grooming; Books/Cards/Stationery; Clothing; Financial; Hobby; Professional/Office; Retail; Travel; Other Business Type (AKA Sub Type)	1991 Year Built	Active DOM: 323 CDOM: 323



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! 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 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
CC&R's: No Tax Annual Amount: \$2,038.65 Tax Year: 2025 Tax Lot: 3600 Tax Map Number: 361W03C Potential Tax Liability: No Assessment: No Flood: Unknown Inclusions: some desks file cabinets, chairs,refrigerator and microwave Exclusions: Book shelf, safe, pictures and all wall art Additional Features: Bath Common Area Miscellaneous Information: Use Restrictions; Confidentiality/Non-Disclosure Agreement: No	Cooling: Wall/Window Unit(s) Heating: Natural Gas; Other Interior Features: Vaulted Ceiling(s) Flooring: Carpet; Vinyl Window Features: Double Pane Windows; Wood Frames Security Features: Carbon Monoxide Detector(s); Security System Leased Structure Type: Office; Retail Patio and Porch Features: Front Porch Lot Features: Landscaped Lot Size Acres: 0.56 Parking Details: Parking: Yes; # of Parking Spaces: 6; # of Carports: 0 Parking Features: Asphalt; Driveway Road Surface Type: Paved	Business Included?: No
Listing Office Information	Listing/Contract Information	Construction
	Original List Price: \$424,000 List Price per SqFt: \$540 Listing Contract Date: 04/30/2025 Listing Terms: Cash; Conventional Preferred Escrow Company & Officer: Eva Vineyard Tignor Title Special Listing Conditions: Standard	New Construction: No Levels: One Common Walls: No Common Walls Construction Materials: Log Basement: None Foundation Details: Concrete Perimeter Power Production: None Utilities: Cable Available; Electricity Connected; Fiber Optics Available; Natural Gas Connected; Phone Connected Roof: Metal Sewer: Public Sewer Water Source: Public

Listing courtesy of:



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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