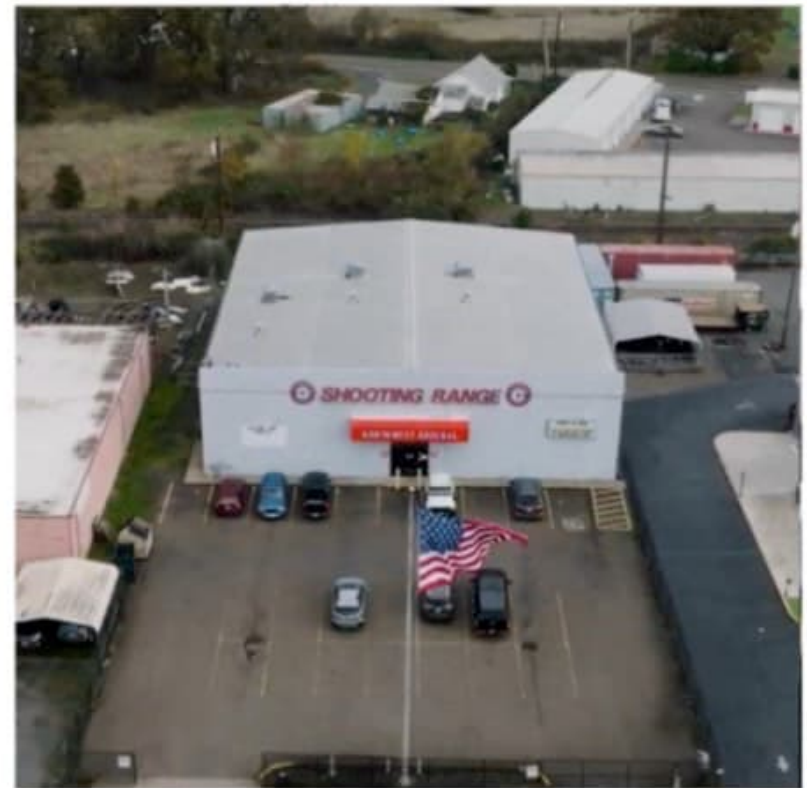


# INDOOR SHOOTING RANGE

\*Sale includes building, business & inventory\*

FOR SALE



**Rhett Ortmann**

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#201252567

Licensed in state of Oregon

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**\$1,500,000**

86321 College View Rd.

Eugene, OR 97405



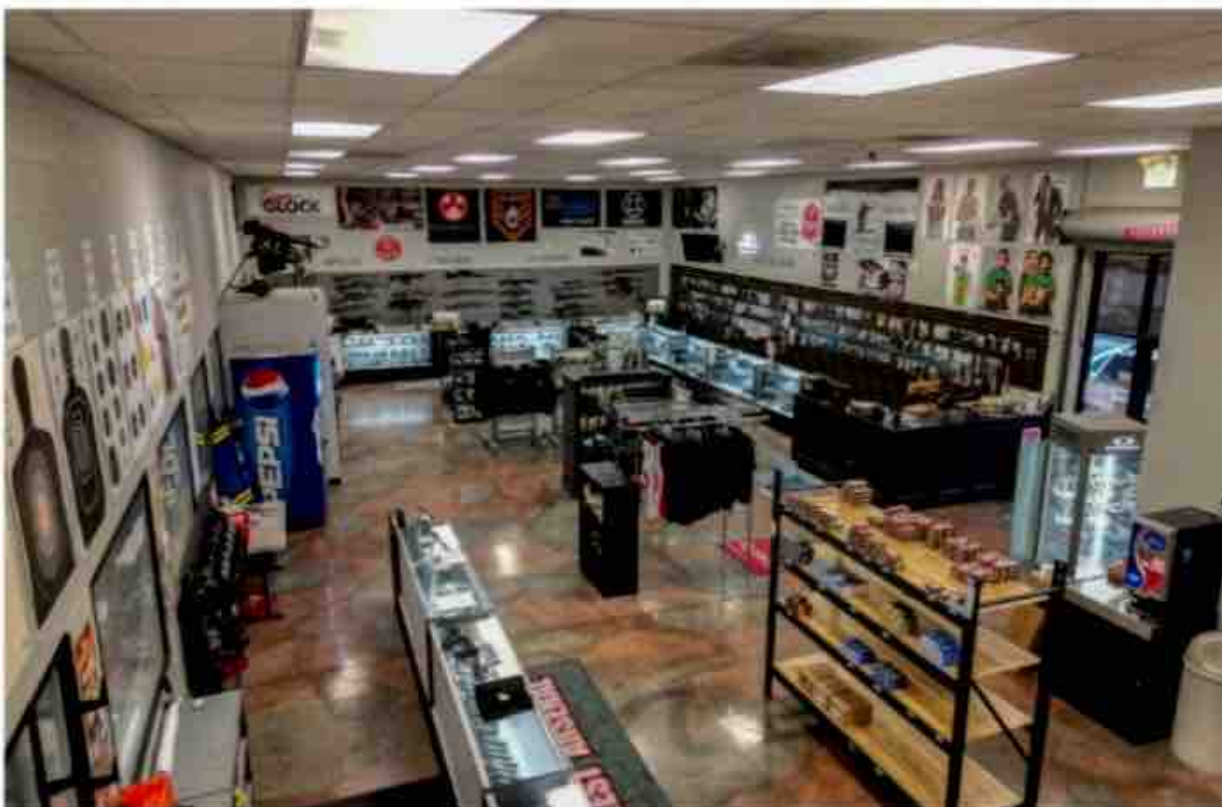
Disclaimer: The information provided herein is sourced from reliable parties; however, it is not guaranteed by the agent or owner. All marketing details are subject to change, error, or omission and may be modified or withdrawn from the market without notice. The property, an indoor gun range, has known interior and exterior lead contamination. Buyers are strongly encouraged to perform their own due diligence and inspections to evaluate the condition of the property.



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FOR SALE

- 9,900sf 1996 Concrete-tilt building, on .63 acres
- Fully Fenced w/ADA access. Paved w/ 23 spaces
- Concrete Block interior vault, with safe door
- Zoned Rural Commercial
- 2,000sf retail sales floor
- 18 total range lanes (5 rifle, 13 pistol)
- Includes online store, with over 25,000 product
- Property Taxes \$5,304.45 (2024)
- Includes all rental hand guns, display cases/racks, current retail merchandise, firearms for sale, and some machine guns could be included.

Buyer to do all due diligence related to "as is" property. Facility has been a gun range since 1997 and ownership is aware of lead contamination inside of the building, as well as outside the building. Buyer to do their own due diligence in regards to future remediation. Based on this, property is Cash only



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