

# Regency Inn

1152 MAIN ST, SPRINGFIELD, OR 97477



FOR SALE

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 **MACADAM  
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COMMERCIAL REAL ESTATE SERVICES

# FOR SALE

1152 Main Street, Springfield, OR 97477

## PROPERTY DESCRIPTION

The property is a compelling investment opportunity boasting a 13,617 SF building with 25 keys and a one bedroom managers apartment; this well-maintained asset is primed for success. The building was renovated in 2023 and offers modern amenities and a desirable ambiance. Zoned CC, it presents versatile potential for a variety of uses. The property performs well as is but there is significant room for growth, making this an attractive prospect for hospitality and limited-service investor/operators seeking a lucrative venture with ample potential.

## PROPERTY HIGHLIGHTS

- 13,617 SF building with 25 keys and a one-bedroom managers apartment
- Built in 1985, renovated in 2023
- Zoned CC for versatile use
- Ideal location in Eugene Springfield MSA
- Modern amenities and attractive ambiance
- Very well-maintained
- Potential for significant growth and profitability
- Prime investment opportunity in a thriving market

## OFFERING SUMMARY

Sale Price:	\$3,250,000
Number of Rooms:	25
Lot Size:	25,302 SF
Building Size:	13,617 SF



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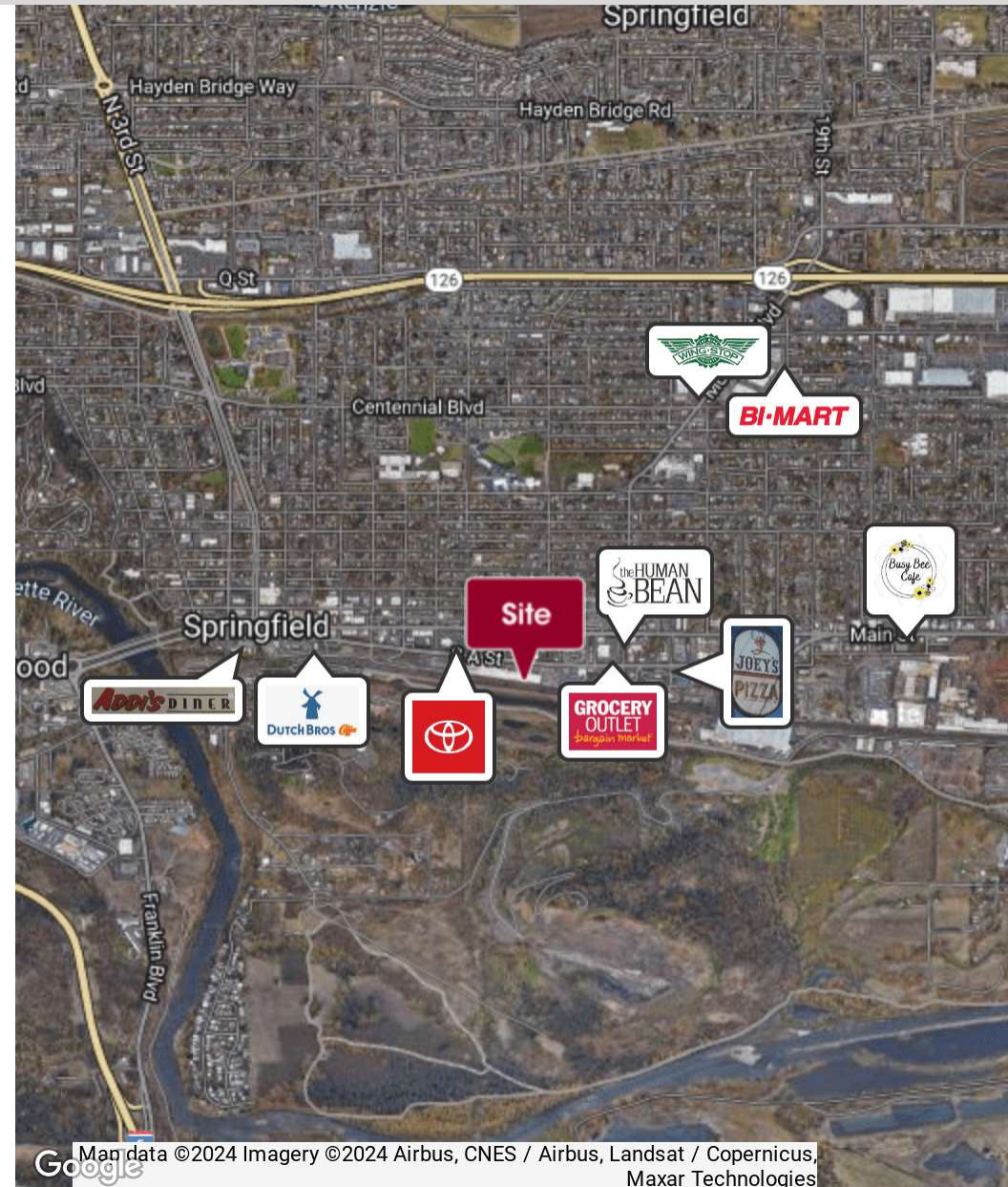
1152 Main Street, Springfield, OR 97477

## DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total population	913	2,917	10,658
Median age	44	42	41
Median age (Male)	42	41	39
Median age (Female)	45	44	42
Total households	469	1,407	4,719
Total persons per HH	1.9	2.1	2.3
Average HH income	\$57,162	\$64,000	\$69,649
Average house value	\$329,751	\$349,247	\$353,775

## LOCATION OVERVIEW

Located in the vibrant Eugene-Springfield Metropolitan Statistical Area, the property at 1152 Main St, Springfield, OR, 97477, offers an enticing investment opportunity for hospitality investors. With close proximity to the dynamic downtown area, tenants can enjoy convenient access to a plethora of dining, shopping, and entertainment options. The region is also graced with picturesque outdoor spaces, such as the beautiful Willamette River and the serene Dorris Ranch. Additionally, the area hosts a robust business community with prominent employers and a strong talent pool. With its strategic location, proximity to the University of Oregon campus, and thriving surroundings, this property presents an exceptional investment prospect in the heart of the Eugene-Springfield MSA.



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