



**OFFERED AT
\$983,584.00**

Hwy 97 & Hwy 422, Chiloquin, OR. 97624

TWO PARCELS OF DEVELOPMENT LAND

Zoning is (CR) Recreational Commerical and (F) Forest

The frontage parcel is zoned Recreational Commercial and is situated on the intersection of Hwy 97 and Hwy 422. The adjacent parcel zoned Forest, is to the west and encompasses the existing driveway access.

Parcel 1 is Account #196059- 6.18 acres

Parcel 2 is Account #196040- 10.25 acres

FEATURES

- REC. COMMERCIAL ZONE @ 97
- FOREST ZONE @ 422
- 16.43 ACRES TOTAL
- HWY 97 FRONTAGE
- MINIMAL TERRAIN CHANGE
- HUGE VISABILITY
- KALAMATH COUNTY
- TRAFFIC COUNT 6300/ DAY
- 4 MILES TO KLA-MO-YA CASINO
- POTENTIAL FOR FUEL STATION



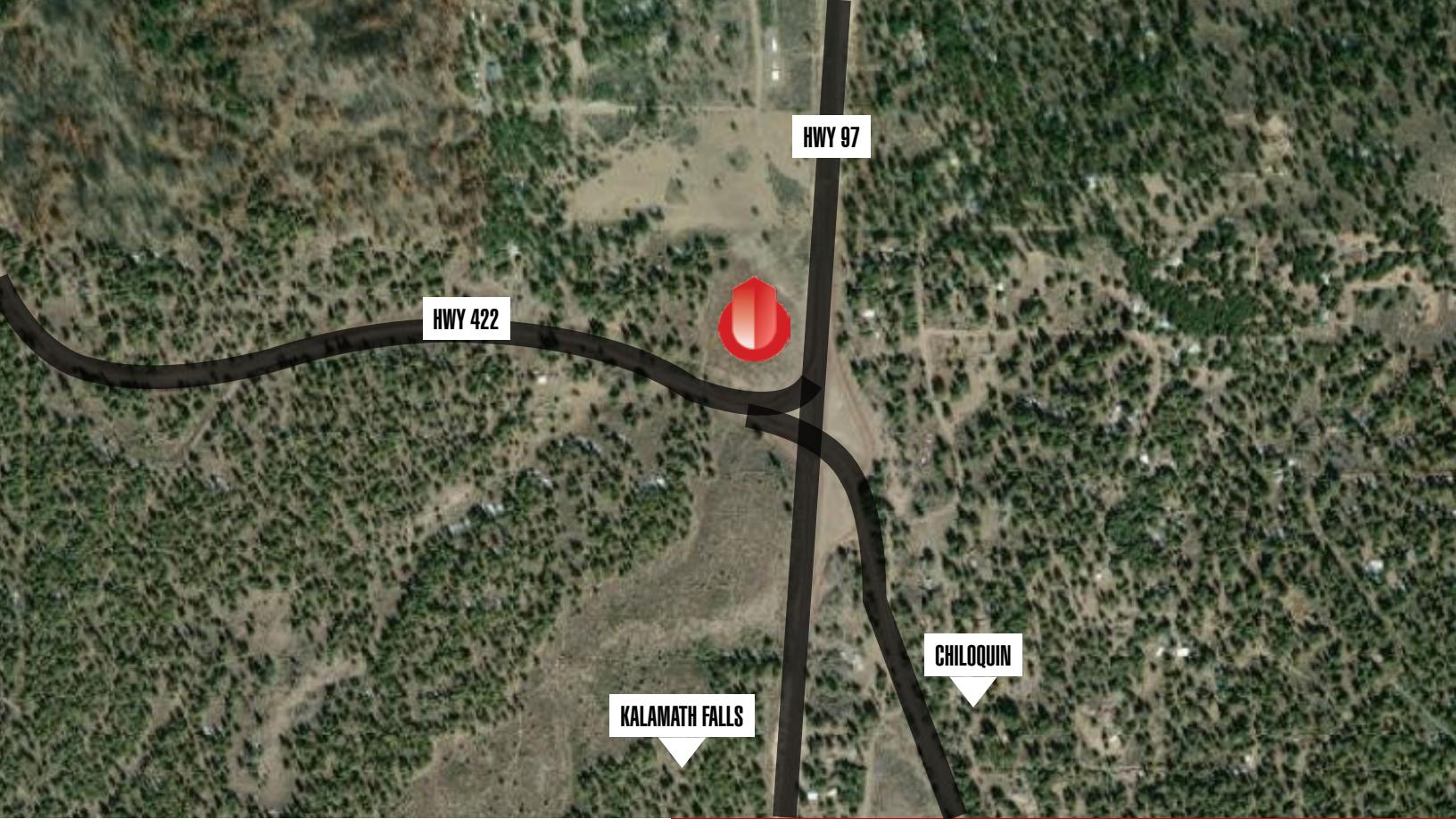
Ian Levin, Principal Broker | CCIM
NATHAN LEVIN CO.

Main: 971 707 4590
ian@nathanlevinco.com
www.nathanlevinco.com
lic #200510306

Oregon Real Estate Agency Disclosure Pamphlet

January 18, 2023





LOCAL BUSINESSES

- Crater Lake
- Kla Mo Ya Casino
- Klamath Tribe HQ
- Family Food Center
- Train Mountain Railroad Museum
- Sleep Inn & Suites
- Waterwheel RV Park
- Sportsman's River Retreat
- Melita's Motel & Cafe



LOCATION Area Map

Hwy 97 & Hwy 422, Chiloquin, OR. 97624

Ideal location for a fuel station and convenience store.



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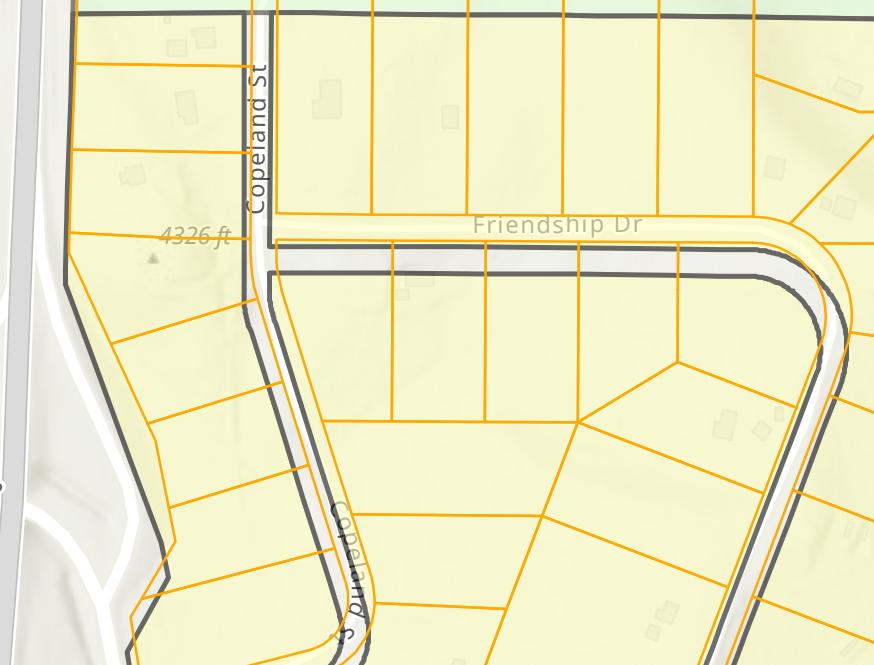


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ZONING DESCRIPTION (CR) & (F)

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The (CR), Recreational Commercial is designed to be retail focused with a broad allowance of uses that support the outdoor recreation industry. The (F) Forest Zone is very specific to forestry, farming, and natural resources. It is recommended to read the full zone descriptions and development standards for these parcels on our website, <https://nathanlevinco.com/properties/hwy-97-hwy-422/>. You can also read more about zone codes and zone changes on the Klamath County website, <https://www.klamathcounty.org/225/Planning-Division>



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What's in My Community?

Places that make your life richer and community better

97624
10 miles



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 15-minute City concept.
Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from [Foursquare](#) and updated quarterly.

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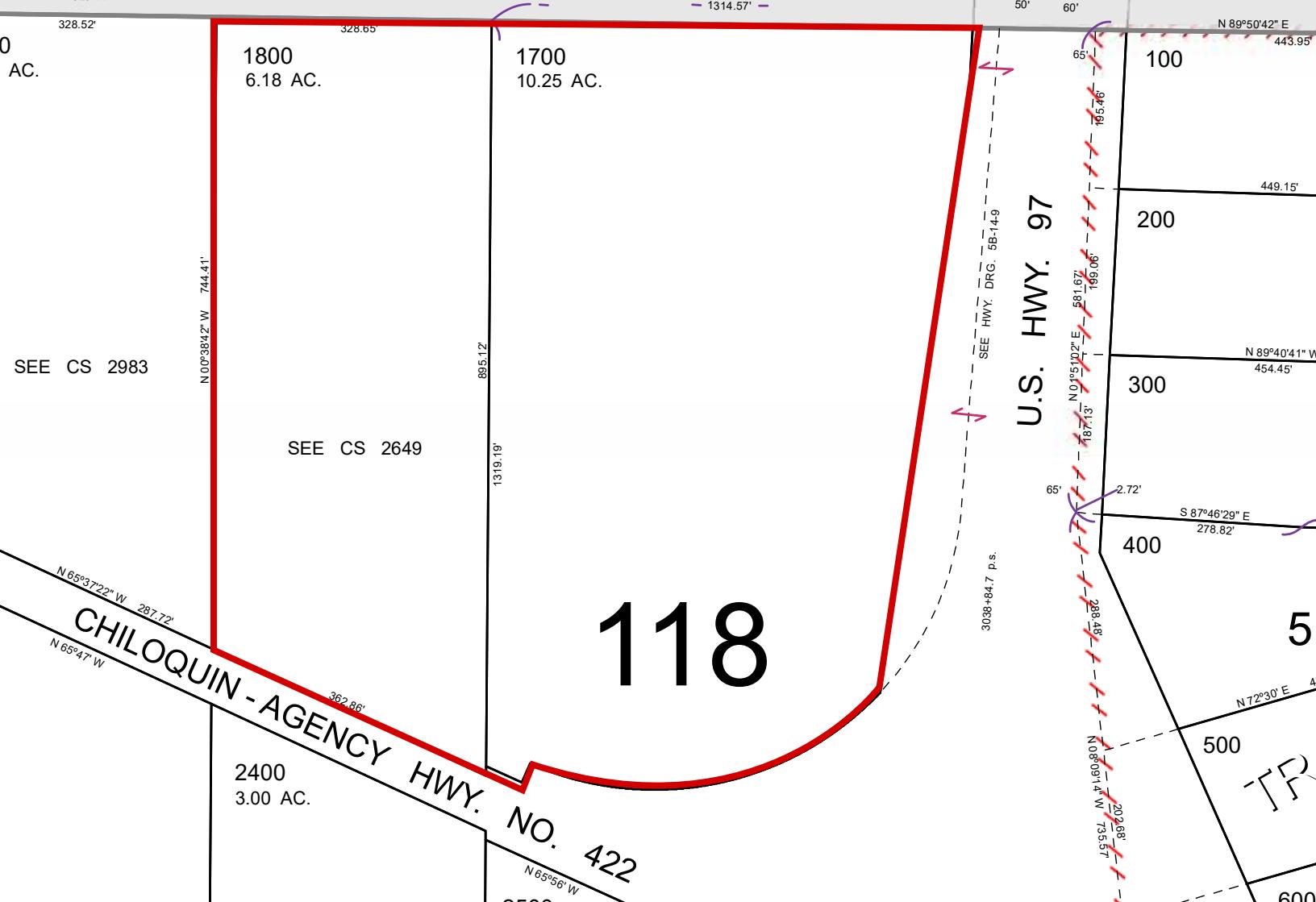


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COUNTY RECORDS

- 196059, 196040
- Map #3407-028D0-01700
#3407-028D0-1800
- 16.43 Acres
- 715,690.8 Square Feet
- Parcel #1700 & 1800
- Property Class 200 & 400



LOCATION Parcel Map

Highway 97 & Highway 422, Chiloquin, OR. 97624

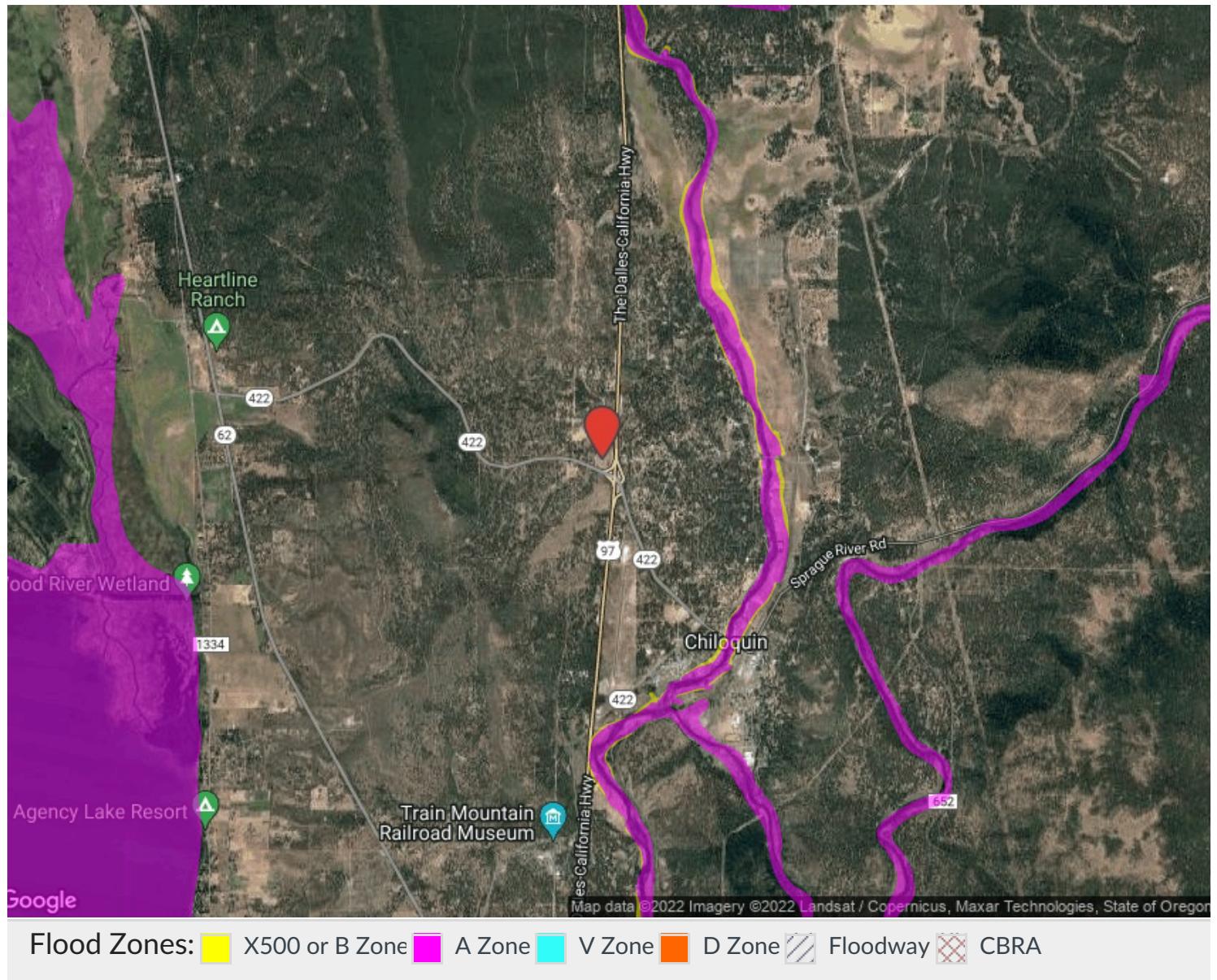


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