

THE OFFERING

**Massive Price Reduction
\$800,000**

CBRE, as exclusive advisor, is pleased to present the opportunity to acquire the 0.98-acre (+/-) site with an existing 14,295 square foot (+/-) religious facility in Springfield, Oregon. This site is well suited for either an owner/user or residential development opportunity.

It is centrally located with easy access to downtown Springfield, University of Oregon, and downtown Eugene.

SITE MAP



**1533 MARKET STREET
SPRINGFIELD, OR**
14,295 SF - BUILDING AREA
0.98 - ACRE SITE

Zoning: R-1

SPRINGFIELD

OFFERING BROCHURE

**EXISTING CHURCH OR
RESIDENTIAL LAND SITE**

PROPERTY DETAILS

PROPERTY ADDRESS	1533 Market Street, Springfield, OR, 97477
TAXLOT #	1703253308400
BUILDING AREA (+/-)	14,295 Square Feet
YEAR BUILT	1954
LAND AREA (+/-)	0.98 Acres // 42,688 Square Feet
ZONING	R-1 (Low Density Residential)
	The R-1 district permits a variety of low-density residential housing inclusive of single-family, townhomes, duplex, triplex, and cottage cluster housing.
	A variety of other uses that promote the low density residential district, are potentially permitted via a site plan approval and/or discretionary approval process.

POTENTIALLY ALLOWED USES

Such uses include:
Child Care Center
Educational Facilities
Place of Worship
Professional Office

For additional information, refer to Permitted Use Table in the City's Development Code by [clicking here](#).

Maximum residential density is contingent on the product type and is generally outlined below:

MAXIMUM RESIDENTIAL DENSITY

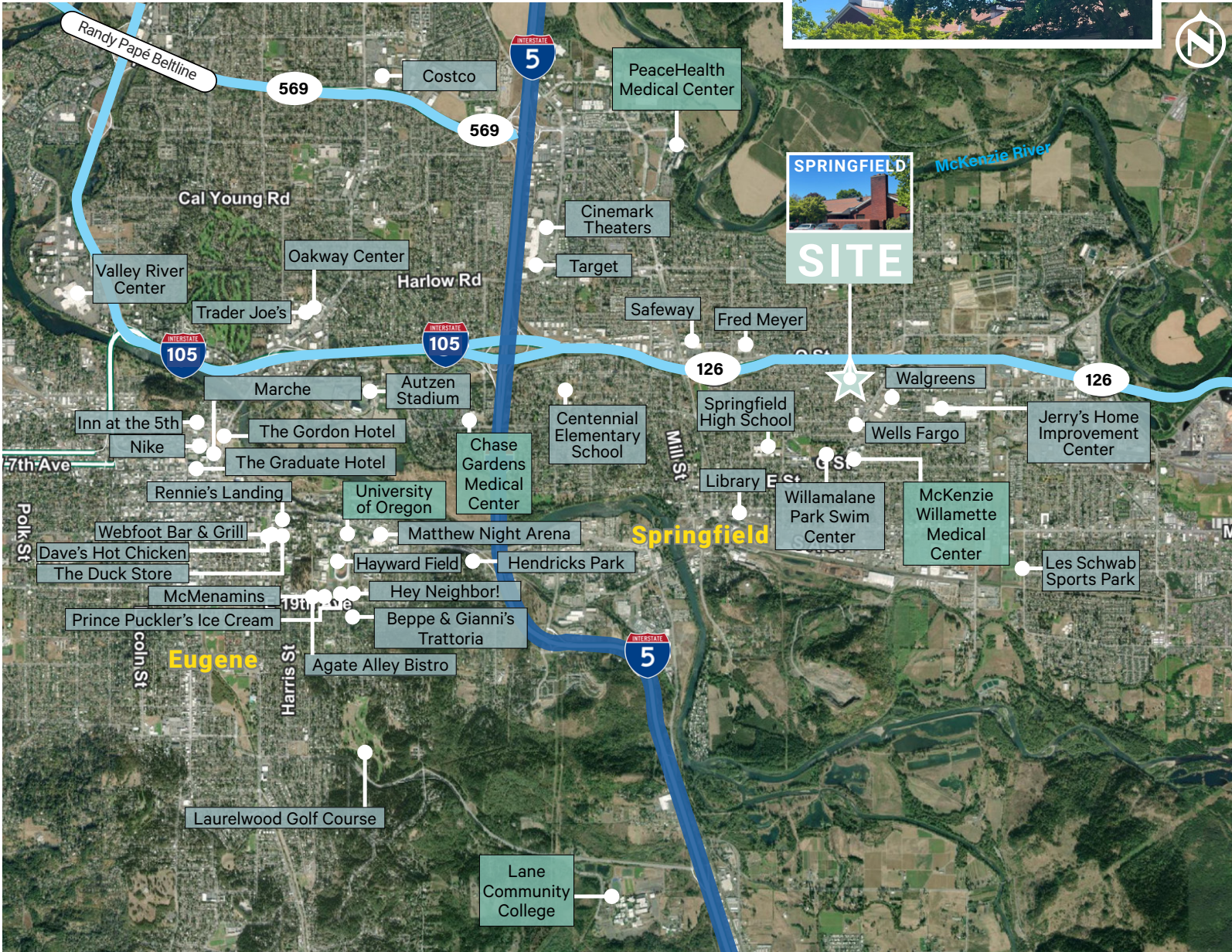
Single Unit Dwelling : 14 units/acre
Duplex : No Maximum Density
Triplex/Fourplex : No Maximum Density
Townhome : 25 units/acre
Cottage Cluster Housing : No Maximum Density

For additional information, refer to Lot Area & Dimension Requirements in the Development Code by [clicking here](#).

MAXIMUM HEIGHT	35 ft.
MAXIMUM LOT COVERAGE	45%
SELLER TERMS OF LISTING & SALE ADDENDUM	Additional Seller Terms are applicable and can be accessed by clicking here , as well as in the virtual deal room for review.



EMPLOYER & NEARBY AMENITY MAP



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