



Agent Full Residential 1/2/2026 8:51PM  
**\$368,500** 4 bd | 1 / 0 ba | 1368 sqft  
48181 HIGHWAY 58 Oakridge, OR 97463  
Unit #: Condo Loc:  
Status: **Active** DOM: 1  
List Date: 1/1/2026 Acres: 0.54  
Year MLS#: 464520811  
Built: 1930 Updated/Remodeled  
XST/Dir: Off of HWY 58, Next to Church

ShowHrs:  
Occ: Vacant  
Show: Appointment  
Only, See Remarks, Text  
Seller's Agent  
LB/Loc/Cmb: front door  
Offer/Nego: Call Seller's  
Agent  
AG: Rhett Ortmann  
AG Ph: [541-513-0526](tel:541-513-0526)  
AG Cell/Text: [541-513-0526](tel:541-513-0526)  
CoAgent:  
CoPh:

**Private:** Property is zoned C3 – Highway Commercial District. The existing structure is a dilapidated 1800s home located on the site of a former second residence. Buyer to perform all due diligence regarding buildability and any intended commercial use. Shoes must be removed for all showings; the property will be inspected after each showing and any mud or debris tracked inside will result in the showing agent being sent a bill for cleaning. Please use the front door only, where the RMLS lockbox is located. Current access is via an easement through the church parking lot; seller is in the process of finalizing an additional access easement from the adjacent property near the existing gravel pile.

Last Updated: 1/1/2026 2:09:59 PM

**Public:** Located on Hwy 58 in Oakridge, this high-visibility commercial/residential property offers strong business and investment potential. The cleared, possibly divisible lot, provides flexibility for expansion or a possible second home site (buyer to perform due diligence). Major updates are already completed, including a new foundation, roof and electrical updates approximately two years ago, and extensive interior and exterior renovations. Improvements include new paint, flooring, an updated kitchen and bath, new appliances, updated heating, plus new fencing, deck, and landscaping. Turnkey condition with future upside in a prime Oakridge corridor.

Last Updated: 1/1/2026 11:40:37 AM

## Property Details:

Property Type: Detached  
County: Lane  
Nhood/Bldg:  
Area: 234  
Zoning: C3  
Elementary: Oakridge  
Middle: Oakridge  
High: Oakridge  
Internet: Yes  
Address: Yes  
No Blog:  
No AVM:

Legal: SEC 16 TWN 21 RNG 35  
Tax ID: 0955516  
Warranty:  
Seller Disc: Disclosure  
Other Disc:  
List Type: Exclusive Right to Sell  
Limited Representation: No  
Style: Cabin, Craftsman  
Opportunity Zone: No  
Short Term Rental Allowed:  
Floor #: 2

Lot/Land Lease/Rent  
Payment: /  
Lot/Land Lease: No  
Lot Size: 20,000 SqFt to .99 Acres  
Lot Dimensions:  
Lot Desc: Cleared, Level  
View: Mountain(s), Trees/Woods  
Waterfront:  
Body Water:  
CC&R: No  
55+ w/Affidavit Y/N: No

Open House:  
Upcoming Open House:  
Broker Tour:  
Upcoming Broker Tour:

## Residence Information:

Upper SQFT: 276  
Main SQFT: 1092  
Lower SQFT: 0  
Total SQFT: 1368  
Total Up/Main: 1368  
Additional SQFT:  
Levels: 2  
SFSrc: RLID

Fireplaces: 1 / Electric  
Green Cert:  
Energy Eff. Report:  
Exterior: Panel, T-11 Siding

Roof: Composition, Shingle  
Parking:  
Garage: 0 / , ,  
RV Description: RV Parking,  
RV/Boat Storage

Foundation: Concrete  
Perimeter, Pillar/Post/Pier  
Basement: Crawl Space  
Road Surface: Gravel  
Unreinforced Masonry  
Building:

## Approximate Room Sizes and Descriptions:

Living:

Primary

Bedroom:

2nd Bedroom:

3rd Bedroom:

Bedroom 4:

Baths - Full/Part

Upper Level: 0/0

Main Level: 1/0

Lower Level: 0/0

Total Baths: 1/0

## Features and Utilities:

**Kitchen:** Built-in Dishwasher, Free-Standing Range, Free-Standing Refrigerator, Pantry, Range Hood, Stainless Steel Appliance(s)

**Interior:** Laundry, Luxury Vinyl Plank, Vinyl Floor, Washer/Dryer

**Exterior:** Second Residence, Porch, RV Parking, RV/Boat Storage, Yard

**Accessibility:**

**Security:**

**Internet:**

**Windows:** Vinyl Frames

**Cool:** None

**Heat:** Baseboard

**Fuel:** Electricity

**Water:** Public Water

**Sewer:** Public Sewer

**Hot Water:** Tank

## Financial:

Property

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

Tax/Yr: \$1,254.66 2025

Dues:

\$ Pre-Approv:

HOA: No

Escrow Pref: Kelli Bachofner, Western

Other Dues:

3rd Party: No

Terms: Cash, Conventional, FHA, VA Loan

Bank Owned/Real Estate

Assumable Interest Rate:

Owned: No

Assumable Remaining Months Ending:

Rent, If Rented:

Assoc. Am:

## Broker/Agent Data:

**Agent:** Rhett Ortman **Agent Lic:** 201232491 **Agent Ph:** [541-513-0526](tel:541-513-0526) **Agent Cell:** [541-513-0526](tel:541-513-0526) **SAID:** ORTMANN  
R

**Email(s) Agent:** [rhettortmann@gmail.com](mailto:rhettortmann@gmail.com)

**CoAgent:**

**CoSAID:**

**CoBRCD:**

**CoPh:**

**CoAgent Email:**

**Office:** Rhettro Real

**Office Lic:** 201252567

**Office Ph:** [541-513-0526](tel:541-513-0526)

**Agent Ext:**

**Fax:**

Estate LLC

**BRCD:** 5RHE01

**Owner Perm. Resid:**

**FIRPTA:** No

**Owner(s):** BULL PROPERTIES LLC,

**Tenant/Other:**

**Contact1:** [541-513-0526](tel:541-513-0526)

**Tran:** 1/1/2026

**Exp:** 3/31/2026

**Contact2:**

**Poss:** Close Of Escrow

## Comparable Information:

**Original Price:** \$368,500

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