

Rhett Ortmann

Rhetro Real Estate LLC

541-513-0526

rhettortmann@gmail.com



Agent Full

**\$368,500**

48181 HIGHWAY 58 Oakridge, OR 97463

Unit #:

Status: **Active**

List Date: 1/1/2026

Year

Built: 1930 Updated/Remodeled

XST/Dir: Off of HWY 58, Next to Church

Residential

Condo Loc:

DOM: 1

Acres: 0.54

MLS#: 464520811

1/2/2026 8:51PM

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

Legal: SEC 16 TWN 21 RNG

County: Lane

35

Nhood/Bldg:

Tax ID: 0955516

Area: 234

Warranty:

Zoning: C3

Seller Disc: Disclosure

Elementary: Oakridge

Other Disc:

Middle: Oakridge

List Type: Exclusive Right to

High: Oakridge

Sell

Internet: Yes

Limited Representation: No

Address: Yes

Style: Cabin, Craftsman

No Blog:

Opportunity Zone: No

No AVM:

Short Term Rental Allowed:

Floor #: 2

Lot/Land Lease/Rent

Payment: /

Open House:

Lot/Land Lease: No

Upcoming Open House:

Lot Size: 20,000 SqFt to .99

Broker Tour:

Acres

Upcoming Broker Tour:

Lot Dimensions:

Lot Desc: Cleared, Level

View: Mountain(s),

Trees/Woods

Waterfront:

Body Water:

CC&amp;R: No

55+ w/Affidavit Y/N: No

## Residence Information:

Upper SQFT: 276

Fireplaces: 1 / Electric

Main SQFT: 1092

Green Cert:

Lower SQFT: 0

Energy Eff. Report:

Total SQFT: 1368

Exterior: Panel, T-111 Siding

Total Up/Main: 1368

Roof: Composition, Shingle

Foundation: Concrete

Additional SQFT:

Perimeter, Pillar/Post/Pier

Levels: 2

Basement: Crawl Space

SFSrc: RLID

Garage: 0 / , ,

Road Surface: Gravel

RV Description: RV Parking, RV/Boat Storage

Unreinforced Masonry

Building:

## Approximate Room Sizes and Descriptions:

Living:   
Primary Bedroom:   
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

Water: Public Water

Heat: Baseboard

Sewer: Public Sewer

Fuel: Electricity

Hot Water: Tank

## Financial:

Property Tax/Yr:\$1,254.66 2025	Spcl Asmt Balance: Dues:	Tax Deferral: No	Short Sale:No \$ 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 Ortmann 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: [rhetortmann@gmail.com](mailto:rhetortmann@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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SCHOOL AVAILABILITY SUBJECT TO CHANGE.