

Agent Full

Comm/Industrial

\$500,000 3420 gross sqft**563 WINCHESTER AVE Reedsport, OR 97467**Status: **Active**

DOM: 15

List Date: 6/6/2024

Acres: 0.11

Year Built: 1948/ Existing

MLS#: 24118076

Unit #:

XST/Dir: OR138, L on OR 38, L on 5th Street, R on
Winchester

Show: Aligned Showings

Offer/Nego: Call Seller's
Agent

AG: Mary Gilbert

AG Ph: [541-371-5500](tel:541-371-5500)

AG Cell/Text:

CoAgent: Paul Haddock

CoPh: [541-430-4806](tel:541-430-4806)

Private: **SUBMIT ALL OFFERS TO Paul Haddock AT paulhaddock@marygilbert.com CALL OR TEXT W/QUESTIONS OR WHEN OFFER IS EMAILED:541-430-4806. Mary Gilbert(951100030) & Paul Haddock(98020026) are co-list agents & both agent names shall be on sales agreement.

Last Updated: 6/4/2024 2:31:16 PM

Public: Presenting an exceptional opportunity at 563 Winchester Ave, Reedsport, OR. A versatile 3,420 SF warehouse property designed to meet your business needs. This solidly built warehouse features a spacious layout, ideal for various commercial applications. Key highlights include a large bathroom, a generously sized bedroom or office area, and convenient laundry hookups, offering the flexibility to accommodate both operational and residential requirements. Positioned in a strategic location, this property is perfect for those looking to expand their business footprint or invest in a high-potential asset. Expand your portfolio even further with available lots across the alley at 532 and 542 Fir Ave. Call to schedule a showing and discover your potential in this Reedsport location!

Last Updated: 6/4/2024 2:47:13 PM

Property Details:

Property Type: Commercial	Legal: REEDSPORT AMENDED	Lot Size: 3,000 to 4,999 SqFt	Current Use: Warehouse
County: Douglas	R/R ADD, BLOCK 83, LOT 9,	Lot Dimensions:	Open House:
Area: 265	ACRES 0.11	Lot SqFt: 4,560	Upcoming Open House:
Zoning: COMM	Tax ID: R73564	Road Frontage:	Broker Tour:
#Stry/Bldg: 1/1	List Type: Exclusive Right to Sell	Road Surface: Concrete, Paved	Upcoming Broker Tour:
Ceiling Ht/Ft:	Limited Representation: No	Sale Inc: Building	
Gross SqFt: 3420	Opportunity Zone:	Parking: / Covered	
Office SqFt:	CC&R: No	Construction: Block, Wood	
Whse SqFt:	View: City	Frame	
Mfg SqFt:	Waterfront:	Truck Door:	
Internet: Yes	Body Water:	Roof:	
Address: Yes		Occupancy:	
No Blog: No		Loading: Loading, Truck Dock	
No AVM: No		Features: One Level, Ground	
		Level	
		Equipment:	
		Unreinforced Masonry	
		Building:	

Utilities:

Cool:	Heat: Wall Furnace	Fuel: Electricity
Water: Public Water	Sewer: Public Sewer	Volts:
		Amps:

Business and Lease Information:

Restrictions:	Business Name:	Year Estab:	Inventory:
Actual Gross Income: \$0	Actual Net Income: \$0	Actual Oper. Expenses: \$0	Lease Deposit:
Proj. Gross Income:	Proj. Net Income:	Proj. Oper. Expenses:	
Lease Expire:	Lease Equip	Lease Amount:	
Lease Type:			
Terms: Call Seller's Agent, Cash, Other			
Assumable Interest Rate:			
Assumable Remaining Months Ending:			
Doc Available:			

Financial:

Property Tax/Yr: \$1,240.96 / 2023	Spcl Asmt Balance:	Tax Deferral: No	Short Sale: No
Escrow Pref:	3rd Party Trans: No	BAC: % 2.5	\$ Pre-Approv:
Bank Owned/Real Estate Owned: No			Total Comm Differs: No

Broker/Agent Data:

Agent: Mary Gilbert	Agent Lic: 951100030	Agent Ph: 541-371-5500	Agent Cell:	SAID: GILBERT
Email(s) Agent: sold@marygilbert.com				
CoAgent: Paul Haddock	CoSAID: HADDOCKP	CoBRCD: 1KWR02	CoPh: 541-430-4806	
CoAgent Email: paulhaddock@marygilbert.com				
Office: Keller Williams	Office Lic: 201249643	Office Ph: 541-529-2320	Agent Ext:	Fax:
Southern Oregon- Umpqua Valley				
BRCD: 1KWR02	Owner Perm. Resid: Yes	FIRPTA: No		
Owner(s): Ellen Keeland	Owner Phone:			
Tran: 6/17/2024	Exp: 12/31/2024			
Poss: Negotiable				

Comparable Information:

Original Price: \$500,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.