

Mary Gilbert

Keller Williams Southern Oregon- 541-371-
Umpqua Valley 5500

sold@marygilbert.com



Agent Full

\$219,000 676 gross sqft
1328 SE STEPHENS ST Roseburg, OR 97470

Status: **Active**

Comm/Industrial

5/22/2024 9:33PM

DOM: 12

List Date: 5/10/2024

Acres: 0.36

Year Built: 1956/ Existing

MLS#: 24601345

Unit #:

XST/Dir: Stephens Street, Corner of Spring and
Stephens St.Virtual: [Virtual Tour #1](#)

Show: Aligned
Showings, Appointment
Only

Offer/Nego: Call Seller's
Agent

AG: Mary Gilbert

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

AG Cell/Text: [541-236-2615](tel:541-236-2615)

CoAgent:

CoPh:

Private: Use Aligned Showings. OWC preferably with 30% down and qualified buyer.

Last Updated: 5/10/2024 3:27:15 PM

Public: Opportunity awaits in the commercial real estate market with this former car lot. With a spacious lot, well-designed site lighting, and landscaped surroundings, this property is both practical and versatile. The 676 SF office space is filled with natural light from the large windows. The garage receiving door adds a functional element, improving accessibility for daily operations. Situated in the heart of Roseburg, this property is ideal for discerning entrepreneurs in search of a downtown business location. Ideal for storage area, car sales, or redevelopment. Located in an opportunity zone for potential tax savings. Possible owner terms.

Last Updated: 5/10/2024 3:27:15 PM

Property Details:

Property Type: Commercial

County: Douglas

Area: 253

Zoning: C-3

#Stry/Bldg:

Ceiling Ht/Ft:

Gross SqFt: 676

Office SqFt:

Whse SqFt:

Mfg SqFt:

Internet: Yes

Address: Yes

No Blog: No

No AVM: No

Legal: ROSEBURG 4TH

SOUTHERN ADD, BLOCK 84, SqFt

LOT 5, ACRES 0.09, 90-10202

Tax ID: R73139

List Type: Exclusive Right to

Sell

Limited Representation: No

Opportunity Zone: Yes

CC&R:

View: City

Waterfront:

Body Water:

Lot Size: 15,000 to 19,999

Lot Dimensions:

Lot SqFt:

Road Frontage:

Road Surface:

Sale Inc: Building, Land

Parking: / On Site, On

Street

Construction: Block

Truck Door: /

Roof:

Occupancy: Vacant

Loading:

Features:

Equipment:

Unreinforced Masonry

Building: Unknown

Current Use: Other

Open House:

Upcoming Open House:

Broker Tour:

Upcoming Broker Tour:

PDF Doc(s): 1

Utilities:

Cool:

Heat: Other

Fuel: Other

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: Cash, Conventional, Contract

Assumable Interest Rate:

Assumable Remaining Months Ending:

Doc Available: Aerial Photo

Financial:

Property Tax/Yr: \$2,452.72 / 2023	Spcl Asmt Balance: 3rd Party Trans: No	Tax Deferral: No BAC: % 2.5	Short Sale: No \$ Pre-Approv:
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Escrow Pref: Amerititel

Bank Owned/Real Estate Owned: No

Total Comm Differs: No

Broker/Agent Data:

Agent: Mary Gilbert Agent Lic: 951100030 Agent Ph: [541-371-5500](tel:541-371-5500) Agent Cell: [541-236-2615](tel:541-236-2615) SAID: GILBERT

Email(s) Agent: sold@marygilbert.com

CoAgent: CoSAID:

CoAgent Email: CoBRCD:

Office: Keller Williams Office Lic: 201249643 Office Ph: [541-529-2320](tel:541-529-2320) Agent Ext: Fax:

Southern Oregon-
Umpqua Valley

BRCID: 1KWR02 Owner Perm. Resid: Yes FIRPTA: No

Owner(s): DUSTIN VANDOOZER Owner Phone:

Tran: 5/10/2024 Exp: 5/1/2025

Poss: Close Of Escrow

Comparable Information:

Original Price: \$219,000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.