

Mary Gilbert

Keller Williams Southern Oregon-
Umpqua Valley

541-371-5500

sold@marygilbert.com



Agent Full

Comm/Industrial

5/22/2024 9:33PM

\$219,000

676 gross sqft

1328 SE STEPHENS ST Roseburg, OR 97470

Status: **Active**

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.

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Property Details:

Property Type: Commercial	Legal: ROSEBURG 4TH	Lot Size: 15,000 to 19,999	Current Use: Other
County: Douglas	SOUTHERN ADD, BLOCK 84,	SqFt	Open House:
Area: 253	LOT 5, ACRES 0.09, 90-10202	Lot Dimensions:	Upcoming Open House:
Zoning: C-3	Tax ID: R73139	Lot SqFt:	Broker Tour:
#Stry/Bldg:	List Type: Exclusive Right to Sell	Road Frontage:	Upcoming Broker Tour:
Ceiling Ht/Ft:	Limited Representation: No	Road Surface:	PDF Doc(s): 1
Gross SqFt: 676	Opportunity Zone: Yes	Sale Inc: Building, Land	
Office SqFt:	CC&R:	Parking: / On Site, On Street	
Whse SqFt:	View: City	Construction: Block	
Mfg SqFt:	Waterfront:	Truck Door: /	
Internet: Yes	Body Water:	Roof:	
Address: Yes		Occupancy: Vacant	
No Blog: No		Loading:	
No AVM: No		Features:	
		Equipment:	
		Unreinforced Masonry	
		Building: Unknown	

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:			
Terms: 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:	Tax Deferral: No	Short Sale: No
Escrow Pref: Amerititel	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: 541-236-2615	SAID: GILBERT
Email(s) Agent: sold@marygilbert.com				
CoAgent:	CoSAID:	CoBRCD:	CoPh:	
CoAgent Email:				
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): 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.