

502 E. Whiteaker Ave  
Cottage Grove, OR  
835 Sq Ft

SALE

Office | Medical | Retail

\$199,000



## Medical/Office/Retail Building

502 E. Whiteaker Ave | Cottage Grove, OR

Excellent opportunity for small medical, vet, LMT, office or retail use! Updated ductless HVAC, renovated interior and exterior, and recently paved parking lot. 1 block from Main street with excellent walk score, access, exposure, and parking.

- Zoning: C2 – Commercial Use
- Current Medical Use – with Tenant in place
  - \$1100/mo current lease rate
- Taxes: \$1417/yr
- Occupancy with 30 days notice

**BRENT COLE**

LICENSED PRINCIPAL BROKER  
IN THE STATE OF OREGON

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