



1560 SE Stephens St

1560 SE Stephens St, Roseburg, OR 97470



Anthony Beckham

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1560 SE Stephens St

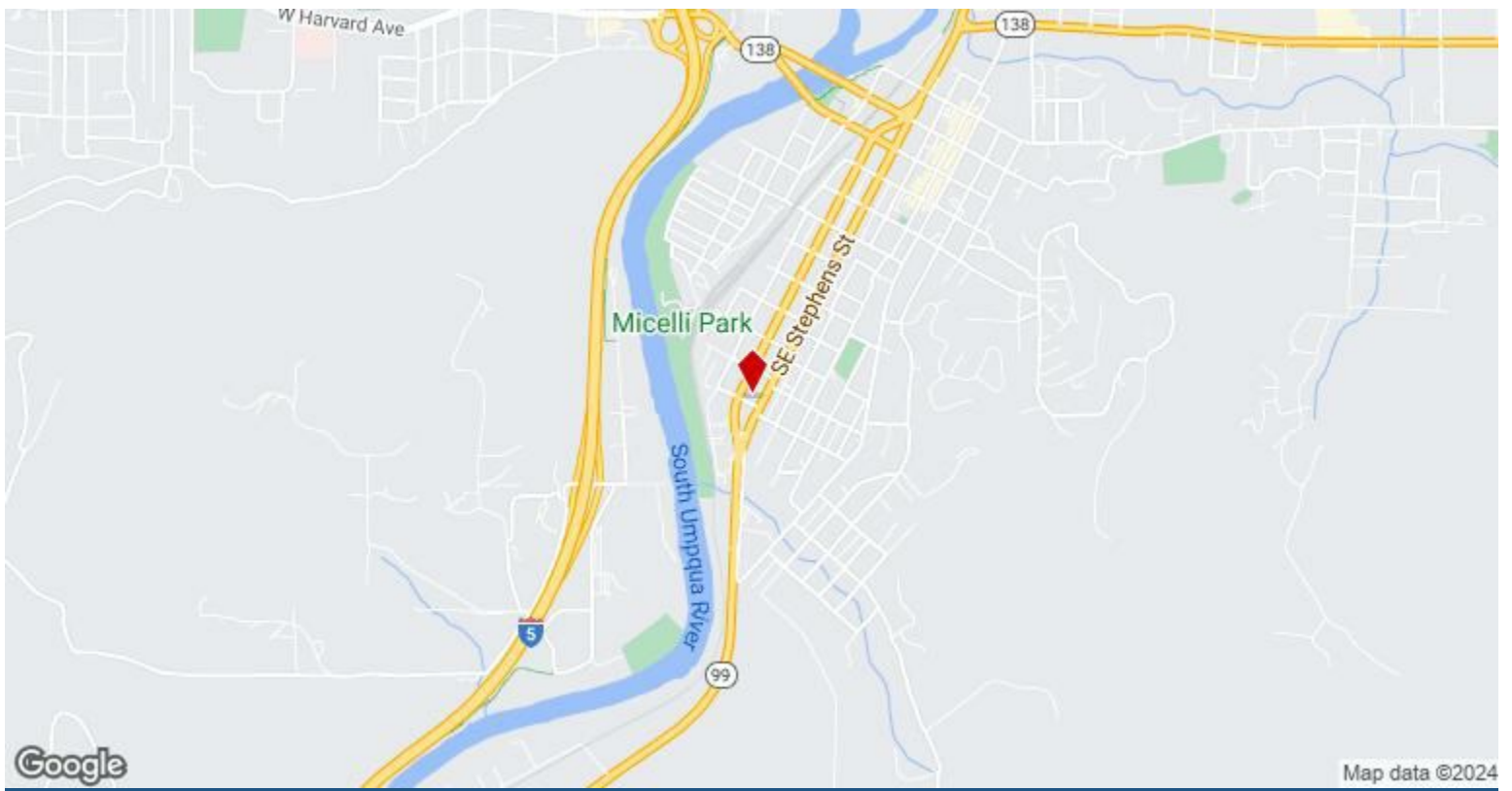
\$350,000

This 3555 sq ft flex space, currently operating as a dance studio with long-term tenants in place, offers an excellent investment opportunity in Roseburg's bustling downtown area. Positioned just off the busy Highway 99, which transitions onto high-traffic Stephens Street, this property boasts excellent visibility and accessibility. Featuring 12 off-street parking spaces, the concrete block building was built with low-maintenance in mind, ensuring durability and easy upkeep. The main space is expansive and open, with tall ceilings and multiple open areas, making it suitable for various uses. Additionally, the property includes a large roll-up door, an office area, and two bathrooms,...

- Positioned near Highway 99 and high-traffic Stephens Street, the property offers excellent visibility and accessibility in Roseburg's downtown area.
- Constructed from concrete blocks, the building is designed for durability and easy upkeep, complemented by 12 off-street parking spaces.
- The 3,555 sq ft area features an open layout with tall ceilings, a large roll-up door, an office, and two remodeled bathrooms.



| | |
|------------------------------|--------------------|
| Price: | \$350,000 |
| Property Type: | Retail |
| Property Subtype: | Freestanding |
| Building Class: | B |
| Sale Type: | Investment |
| Lot Size: | 0.18 AC |
| Gross Leasable Area: | 3,555 SF |
| No. Stories: | 1 |
| Year Built: | 1978 |
| Tenancy: | Single |
| Parking Ratio: | 3.38/1,000 SF |
| No. Dock-High Doors/Loading: | 1 |
| Zoning Description: | C3 |
| APN / Parcel ID: | R73608 |
| Walk Score ®: | 70 (Very Walkable) |

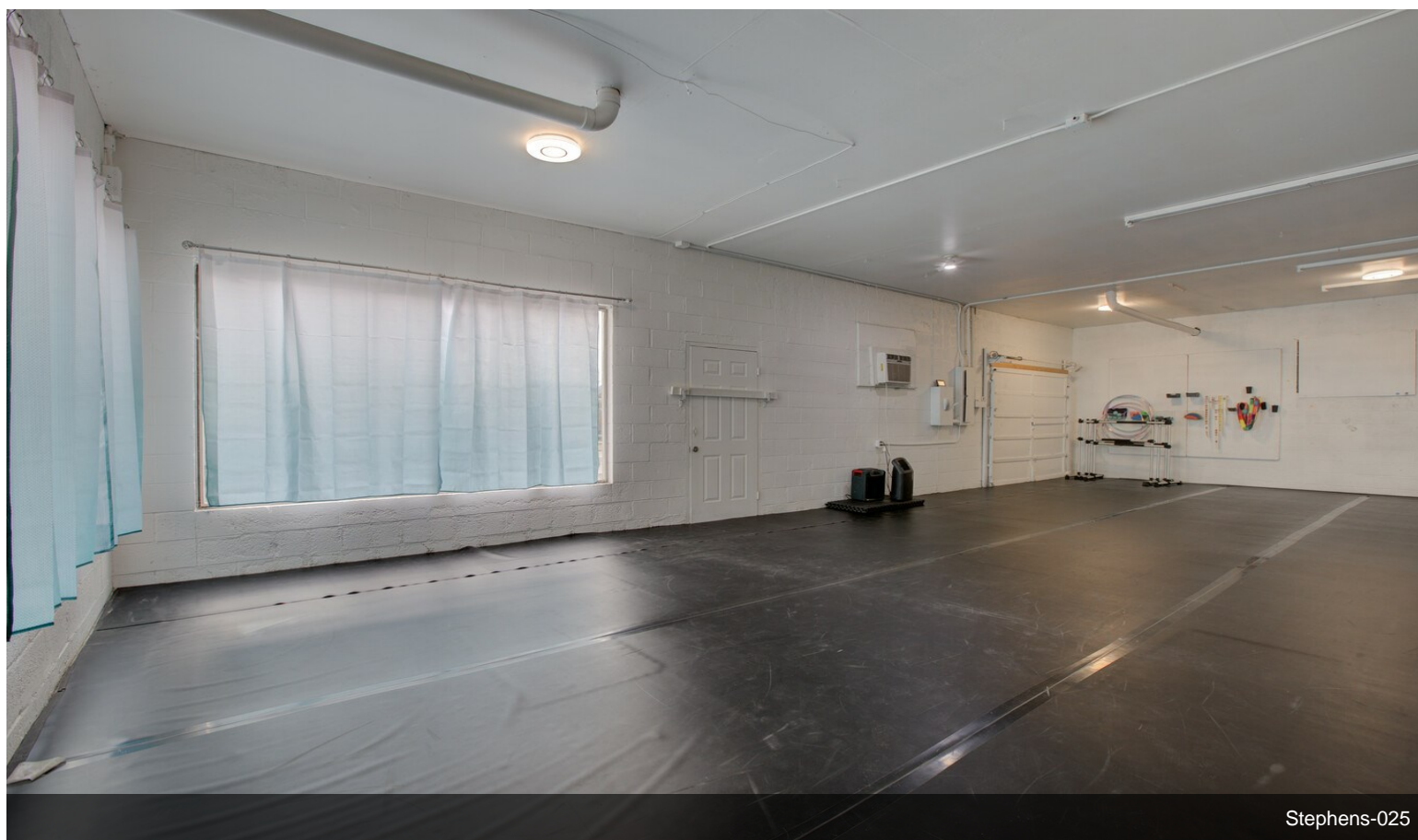


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Property Photos

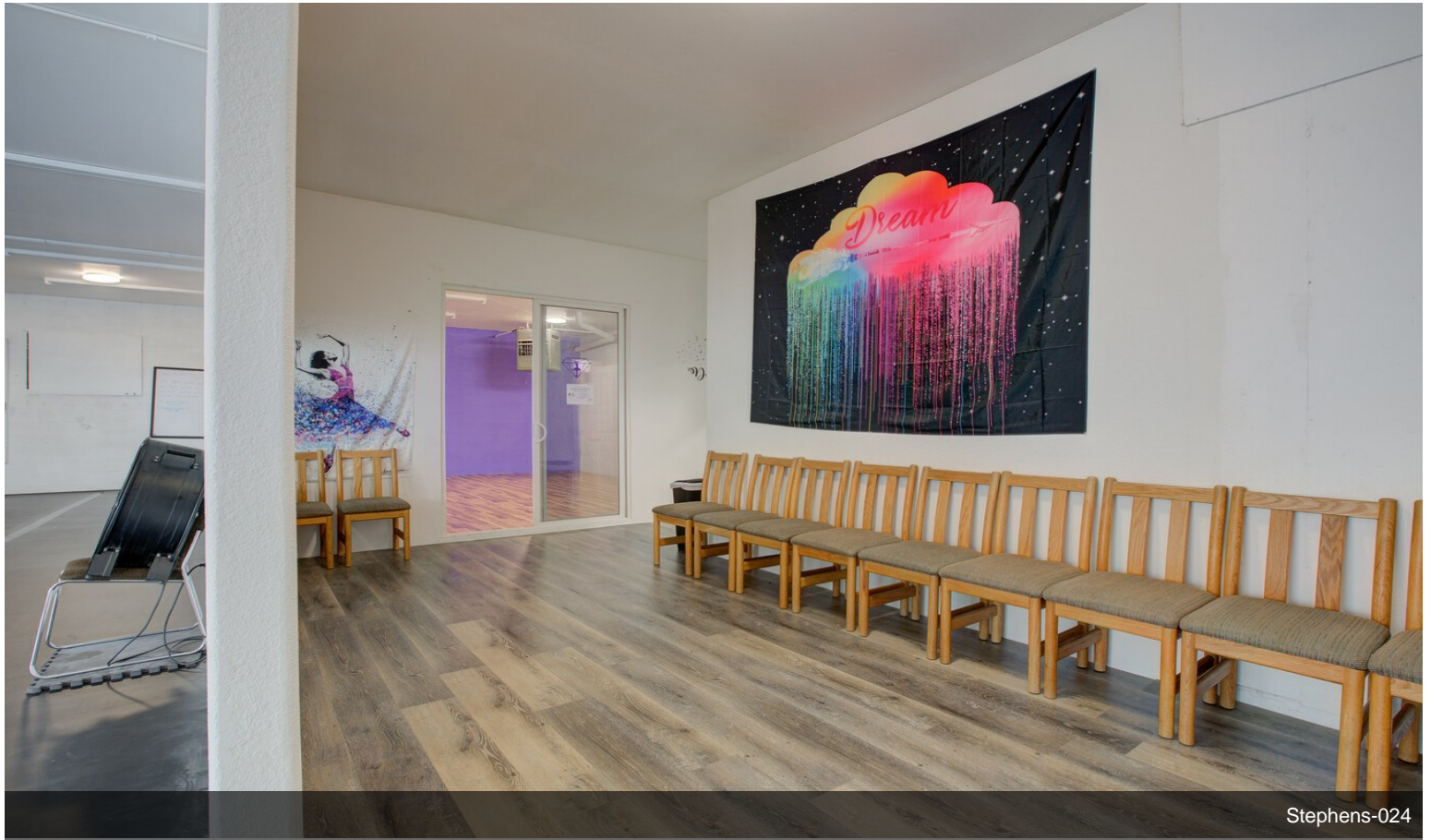


Stephens-026

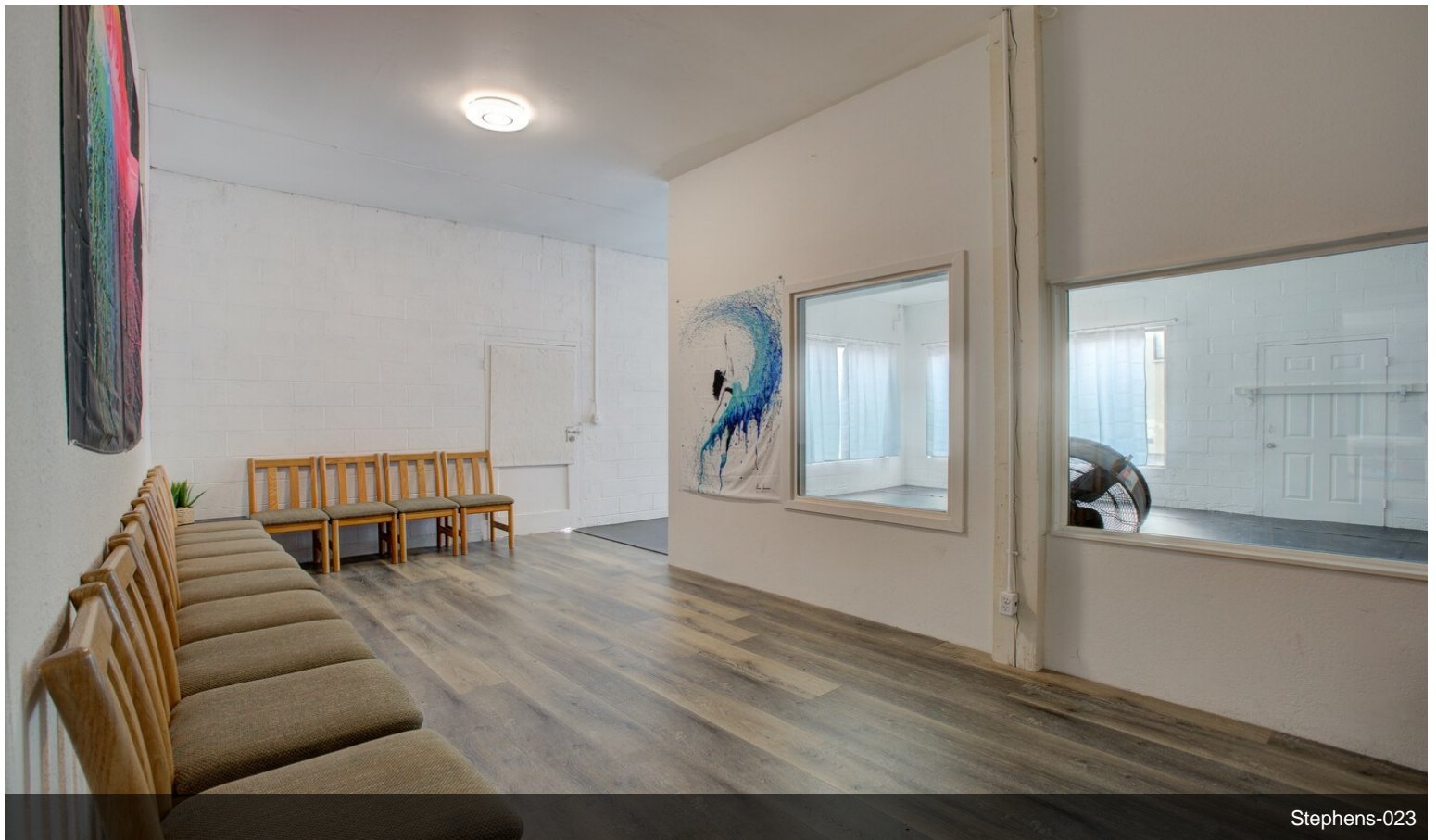


Stephens-025

Property Photos



Stephens-024

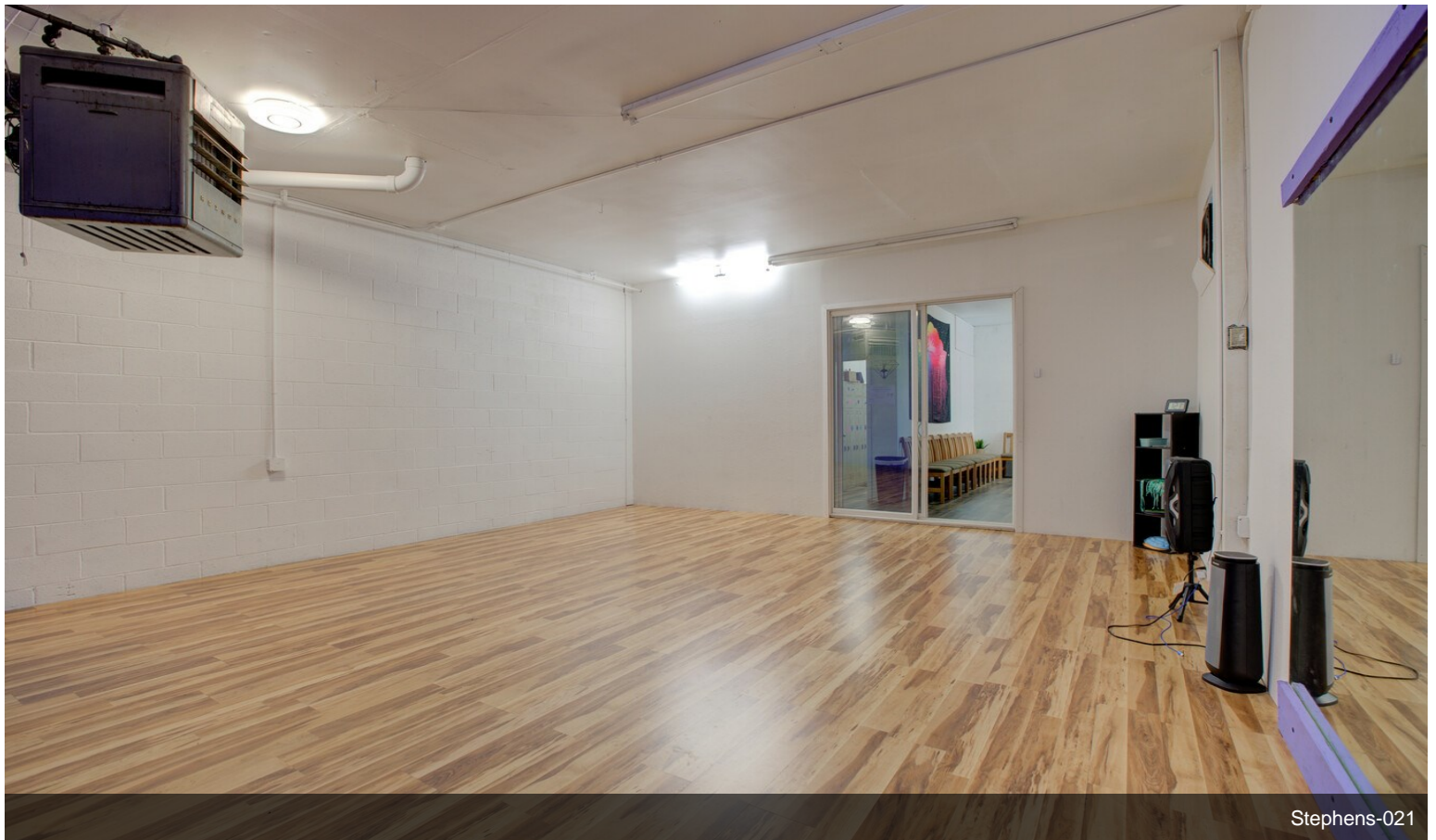


Stephens-023

Property Photos

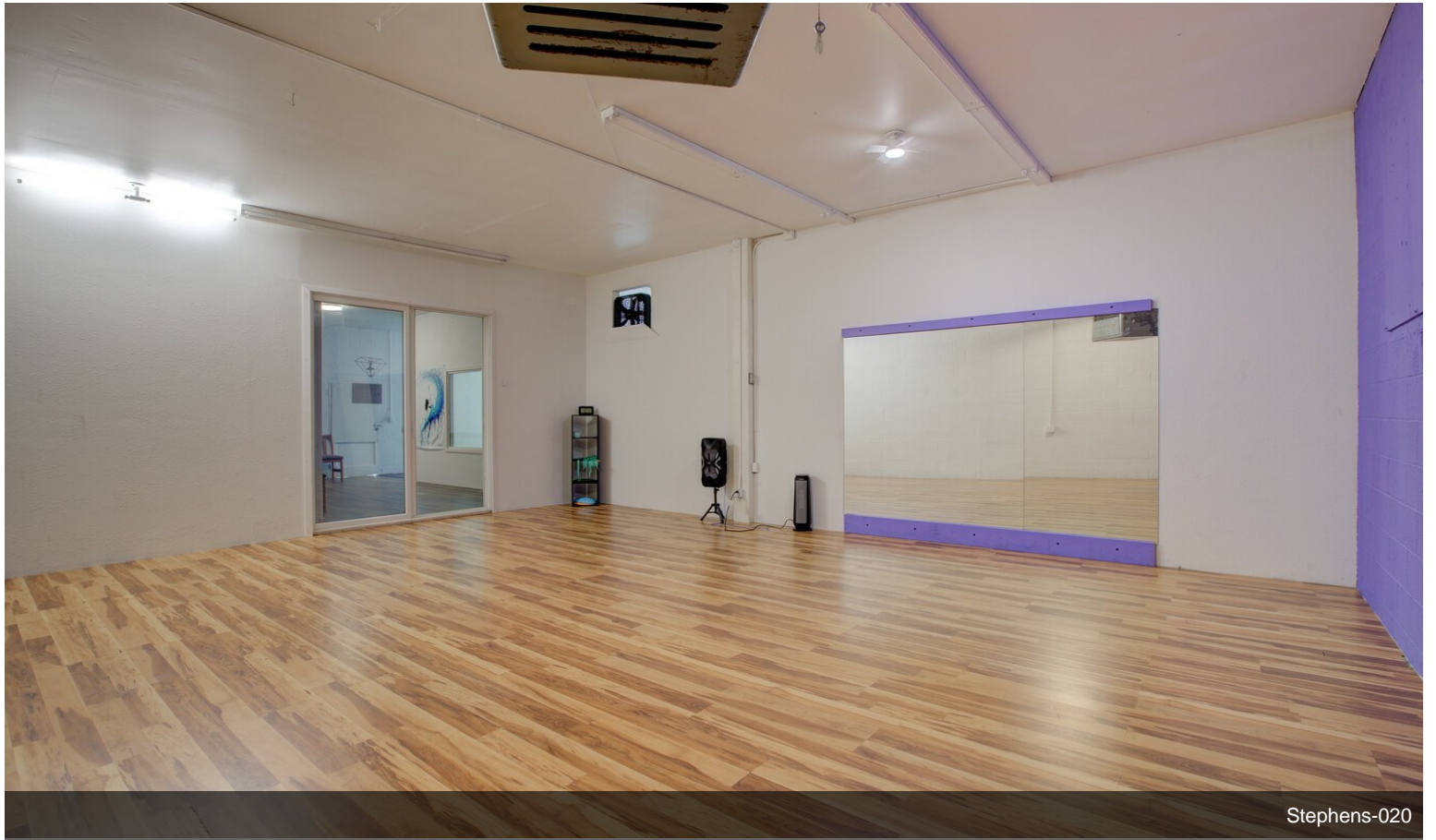


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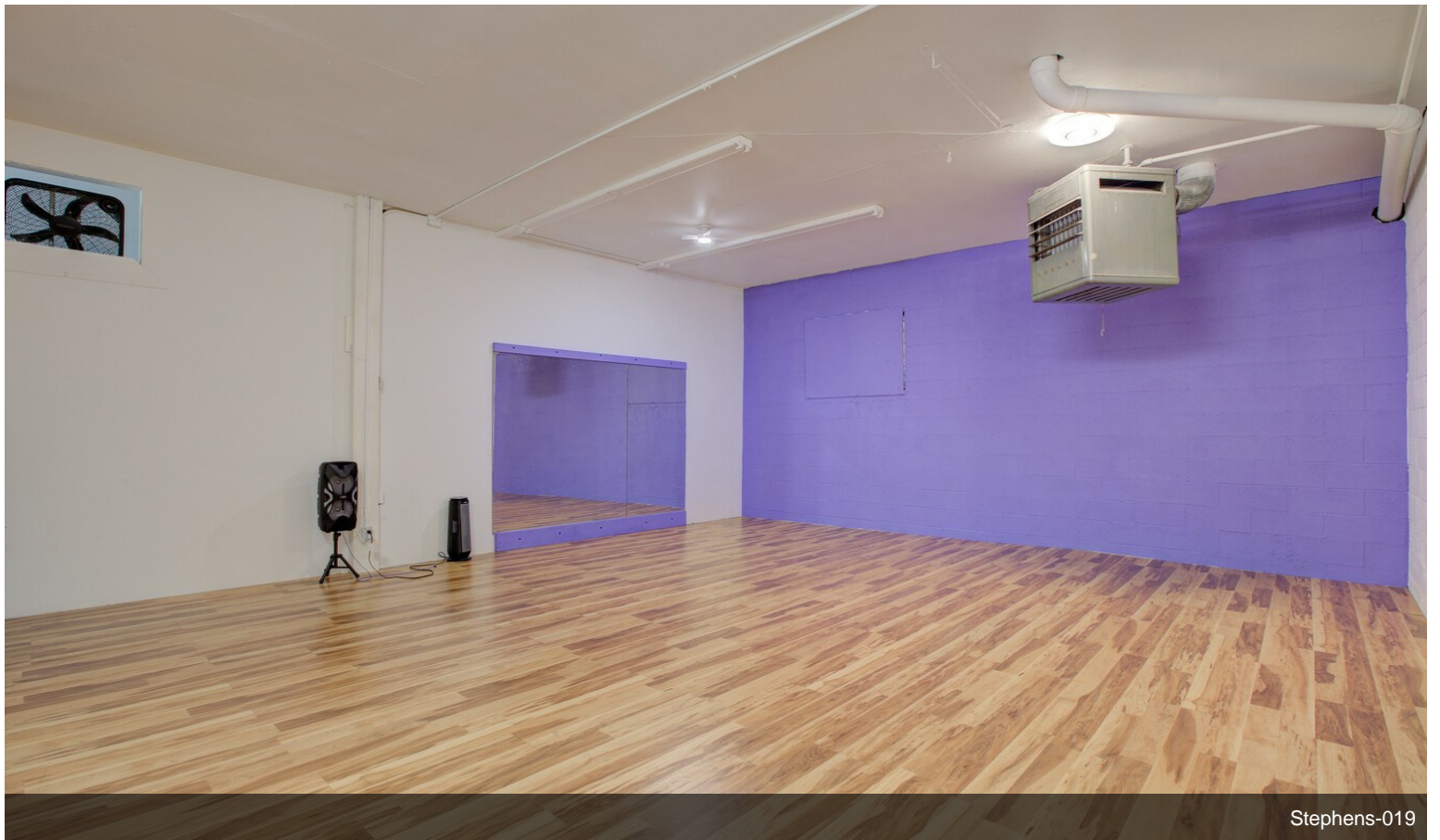


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Property Photos

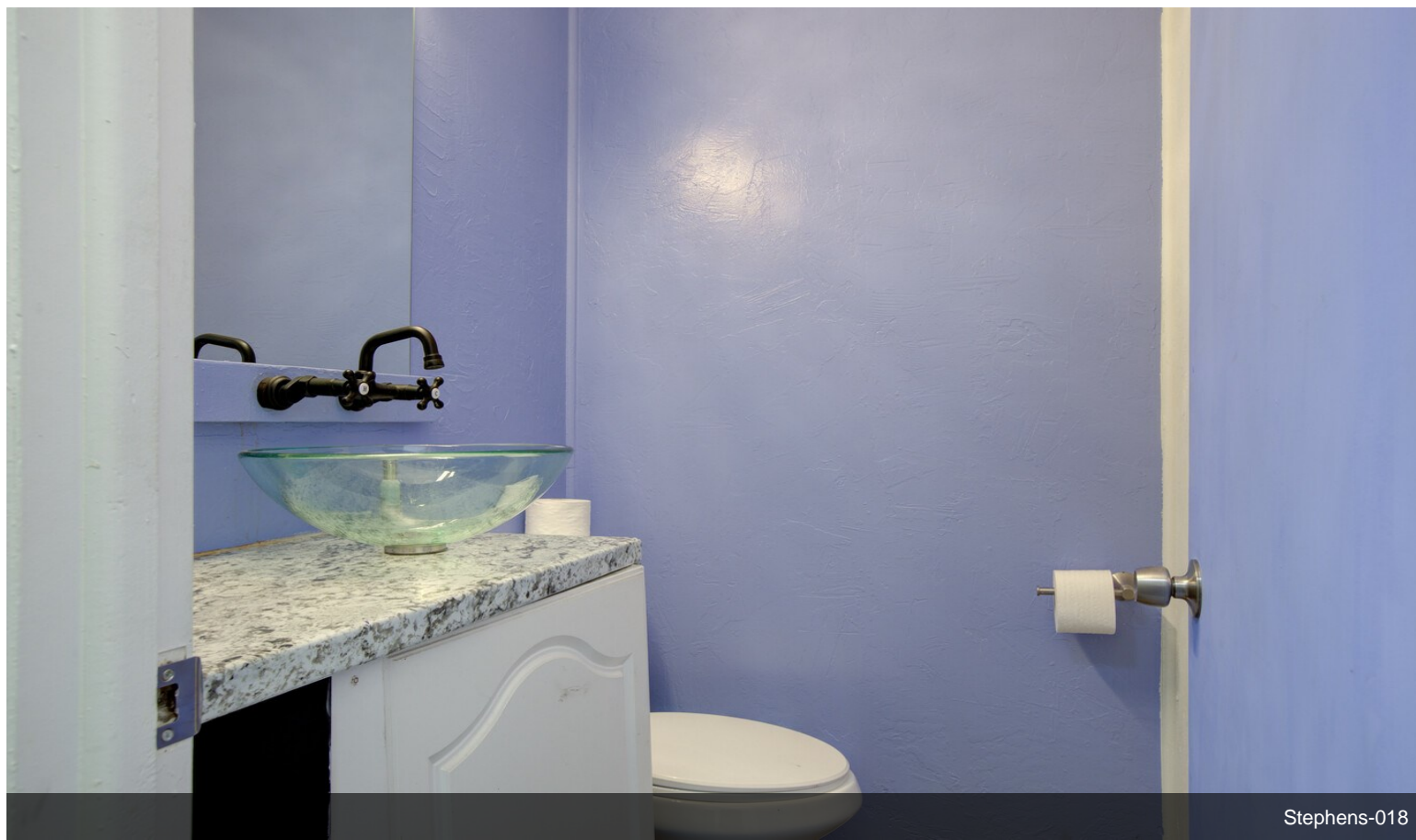


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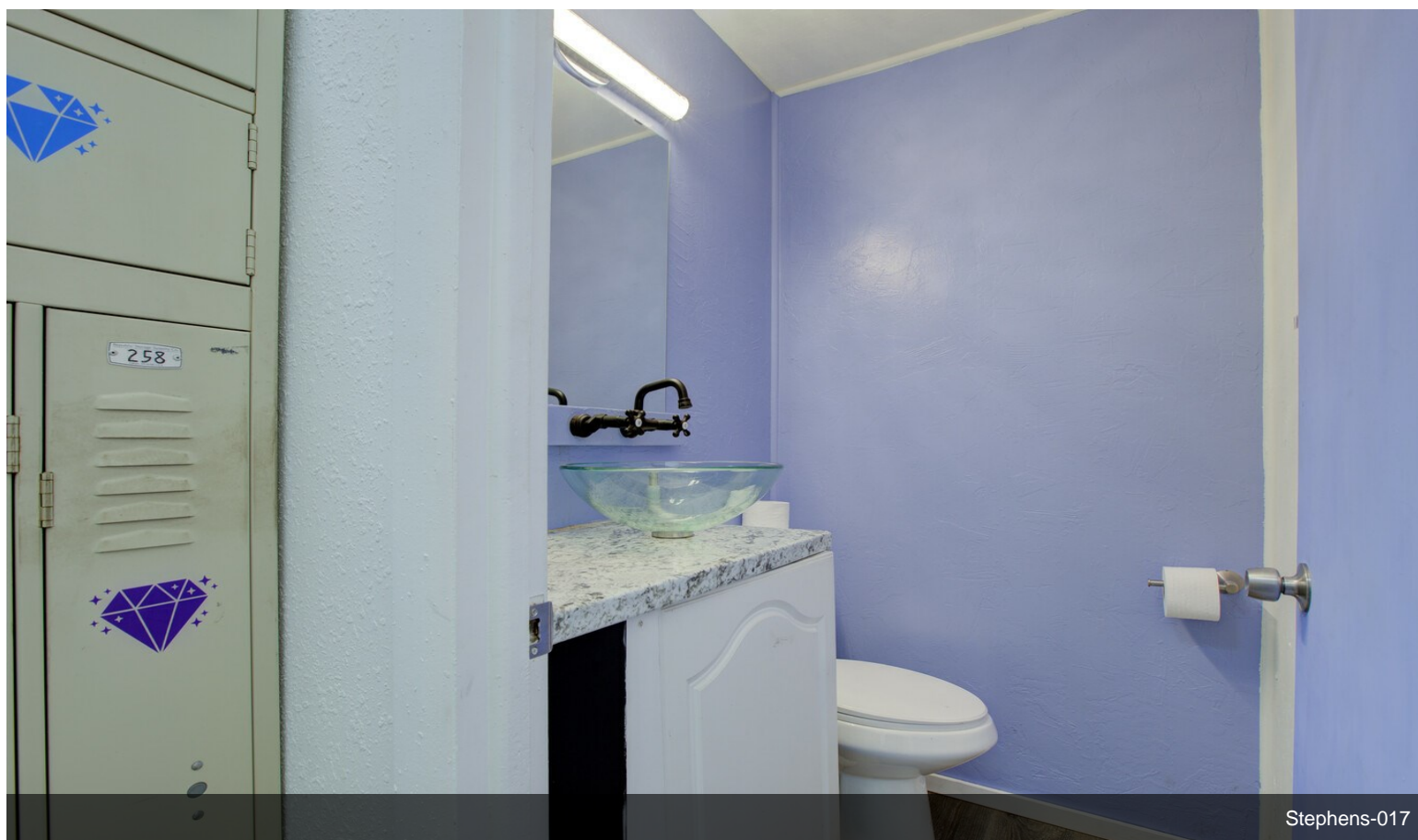


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Property Photos

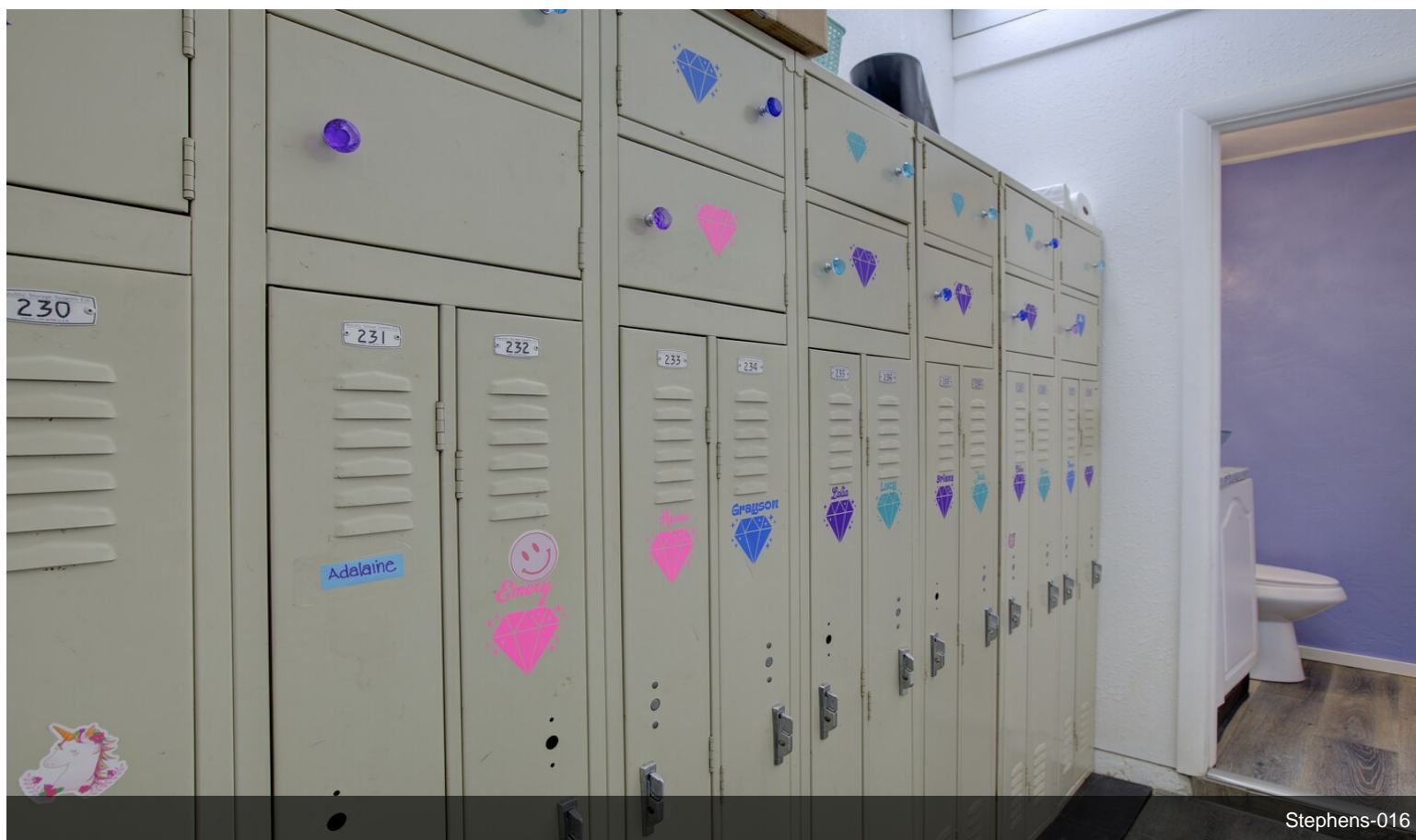


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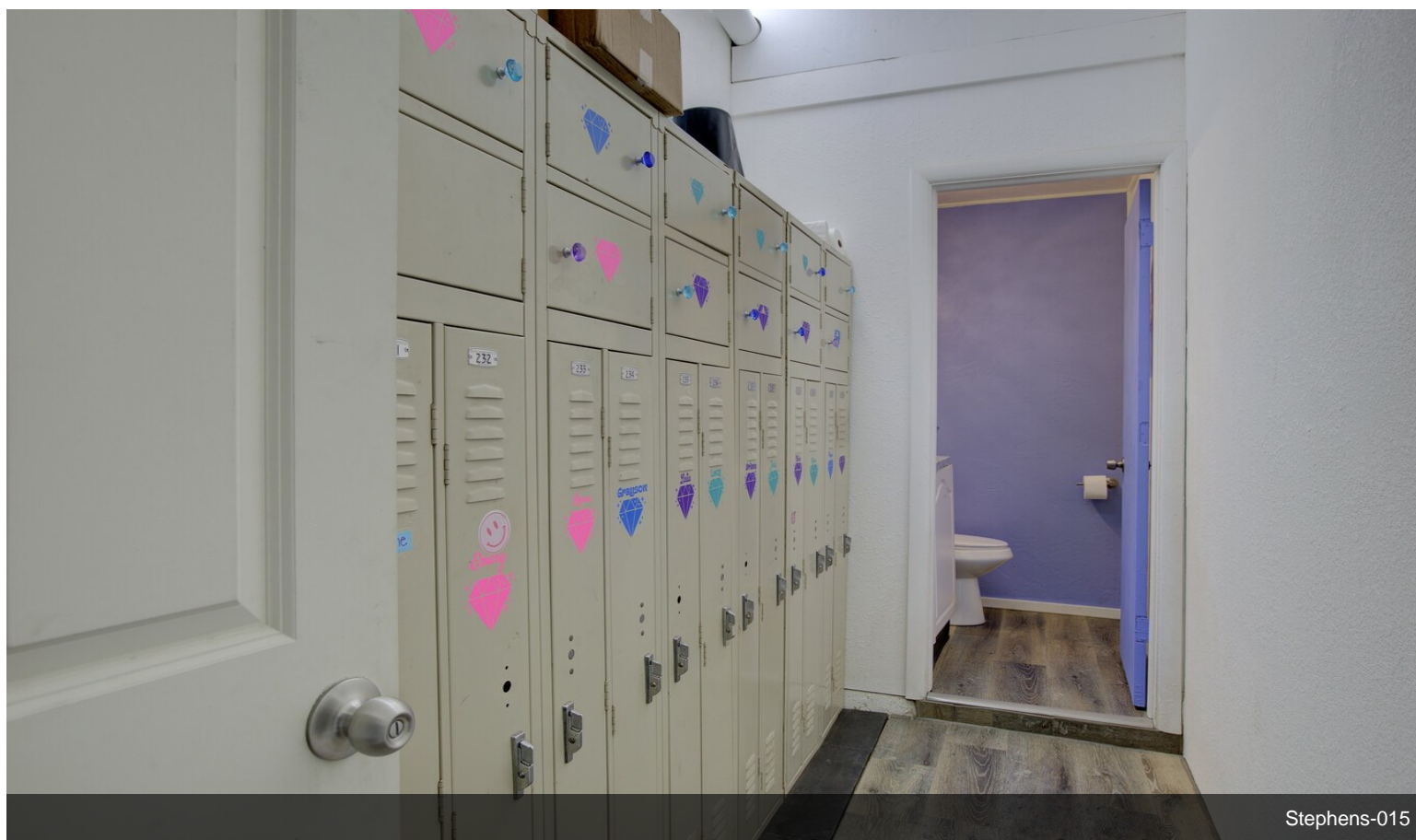


Stephens-017

Property Photos



Stephens-016



Stephens-015

Property Photos

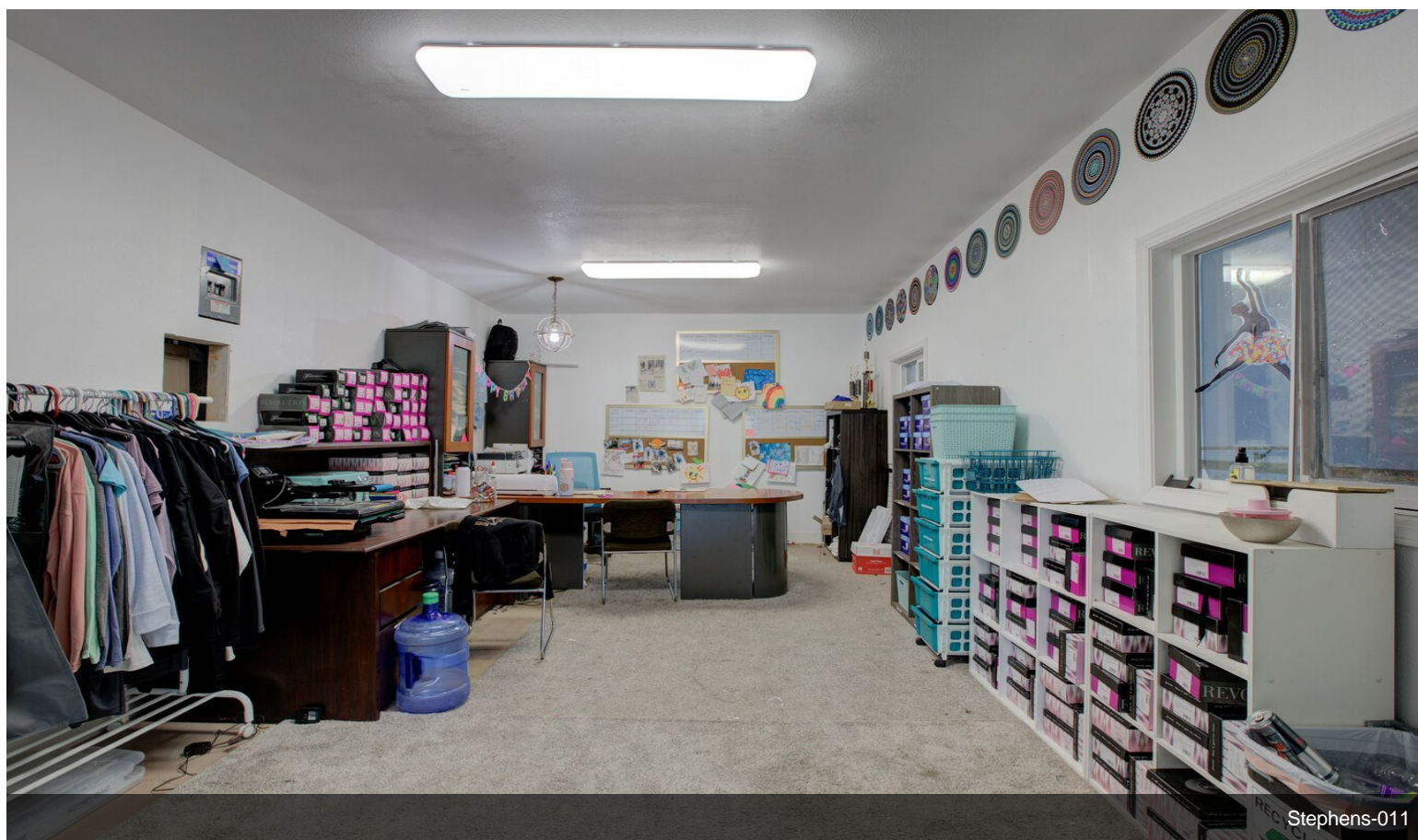
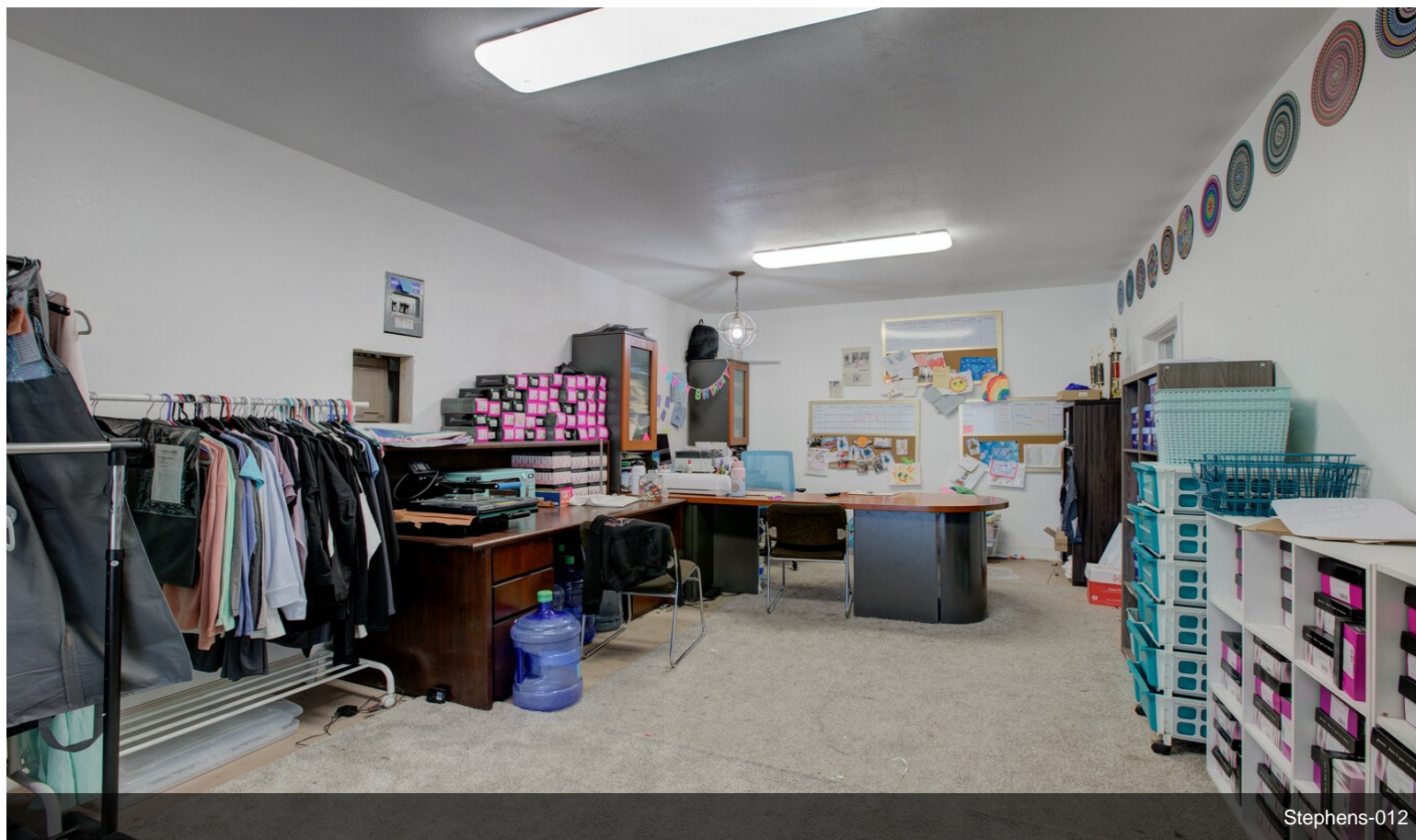


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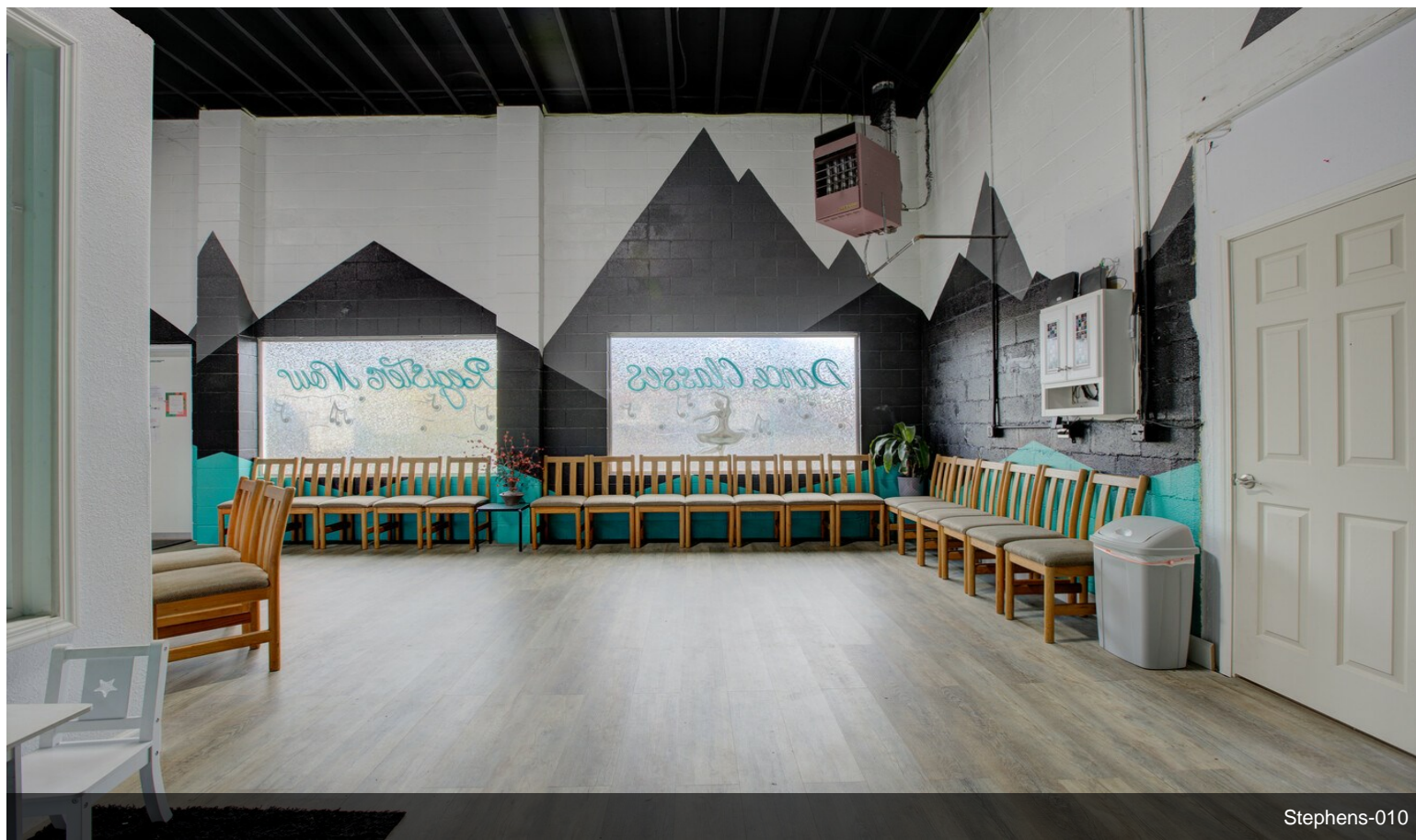


Stephens-013

Property Photos



Property Photos

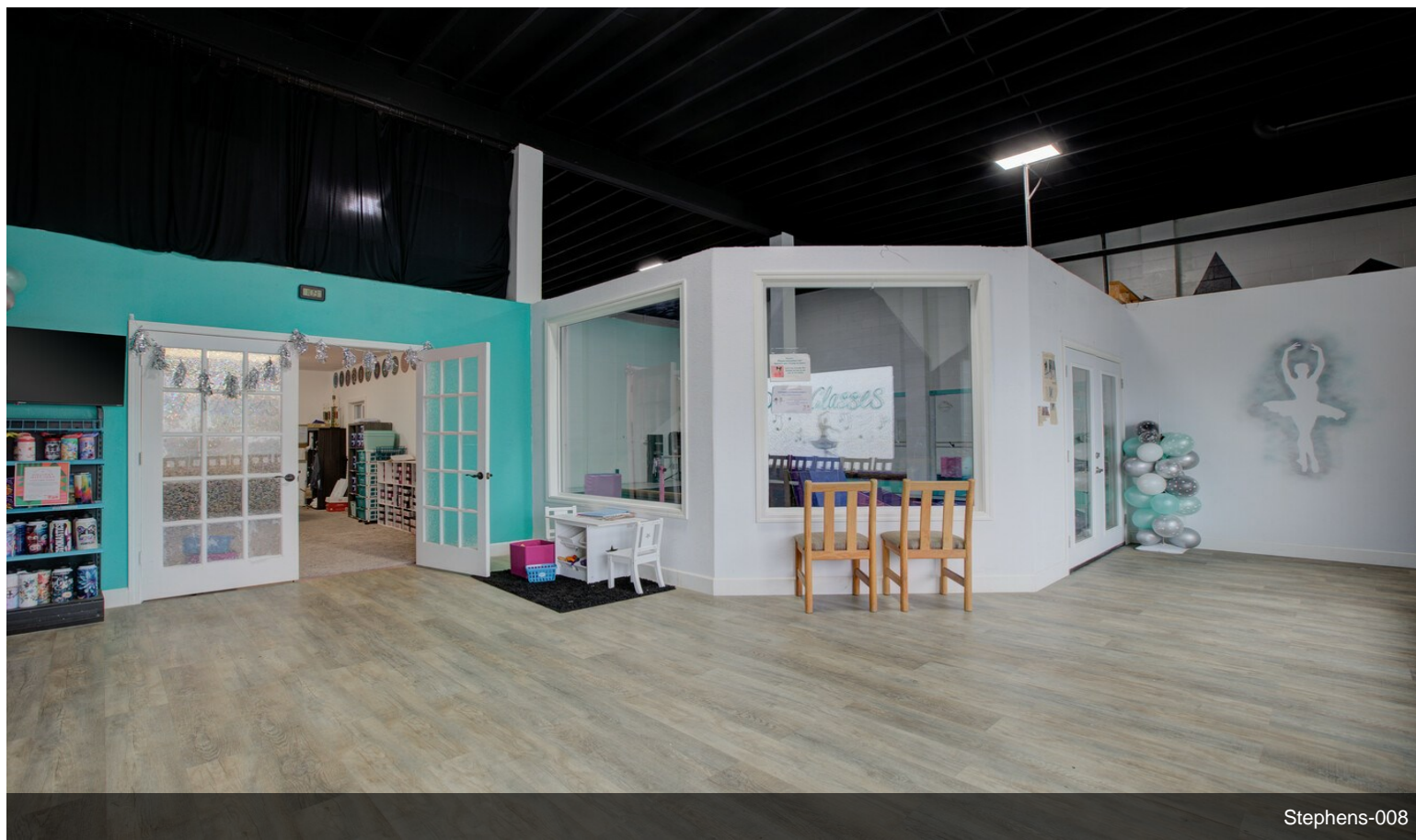


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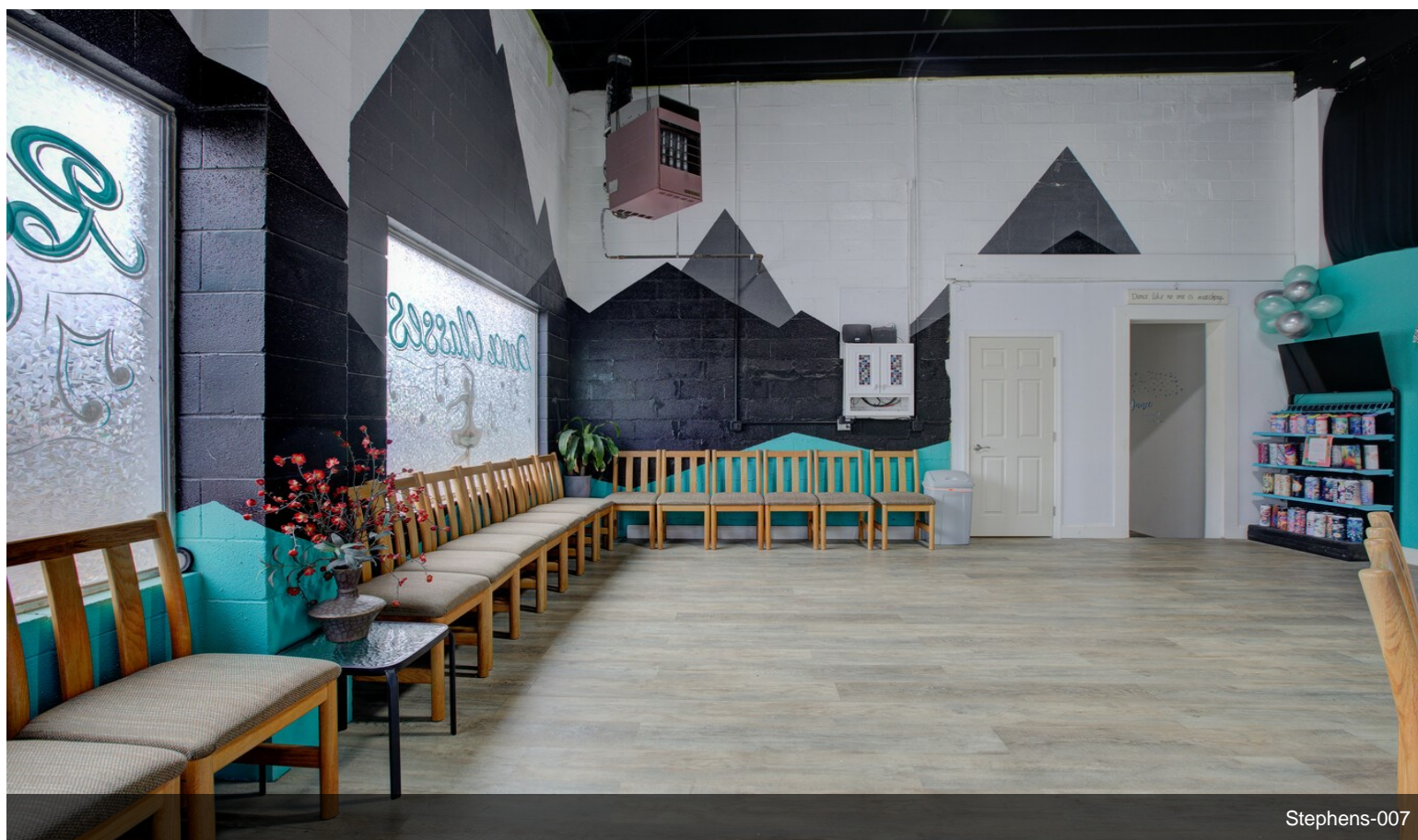


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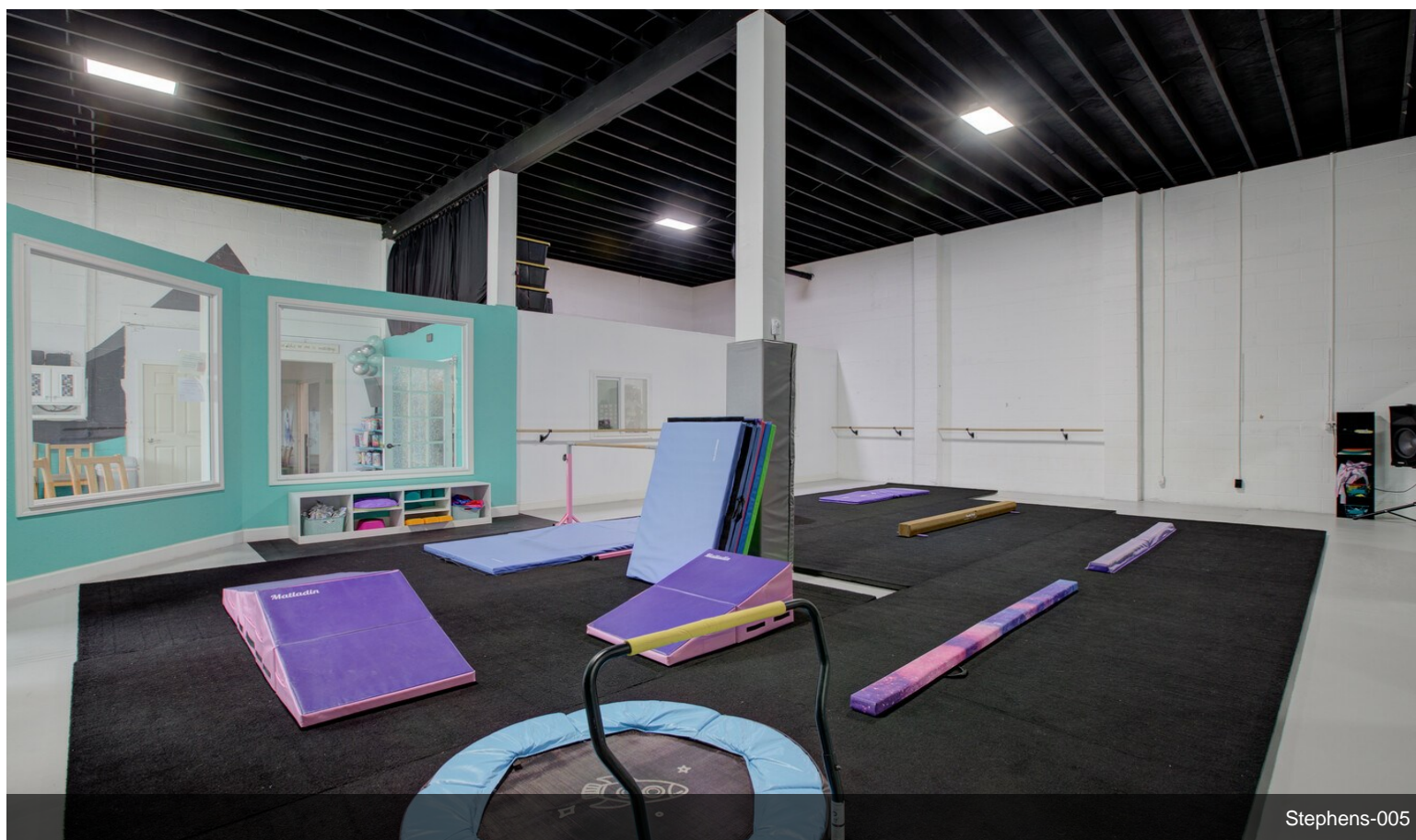


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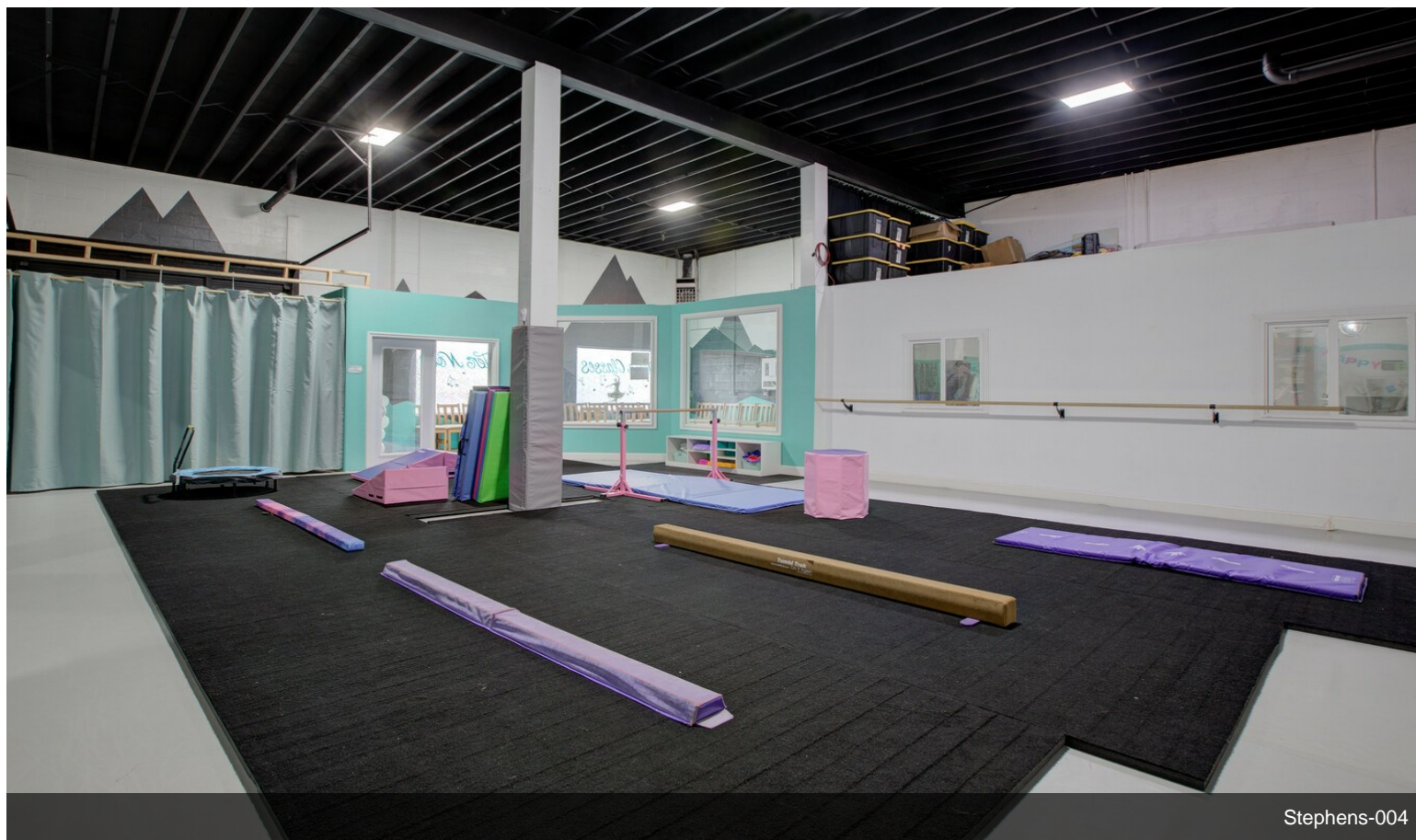


Stephens-007

Property Photos



Property Photos

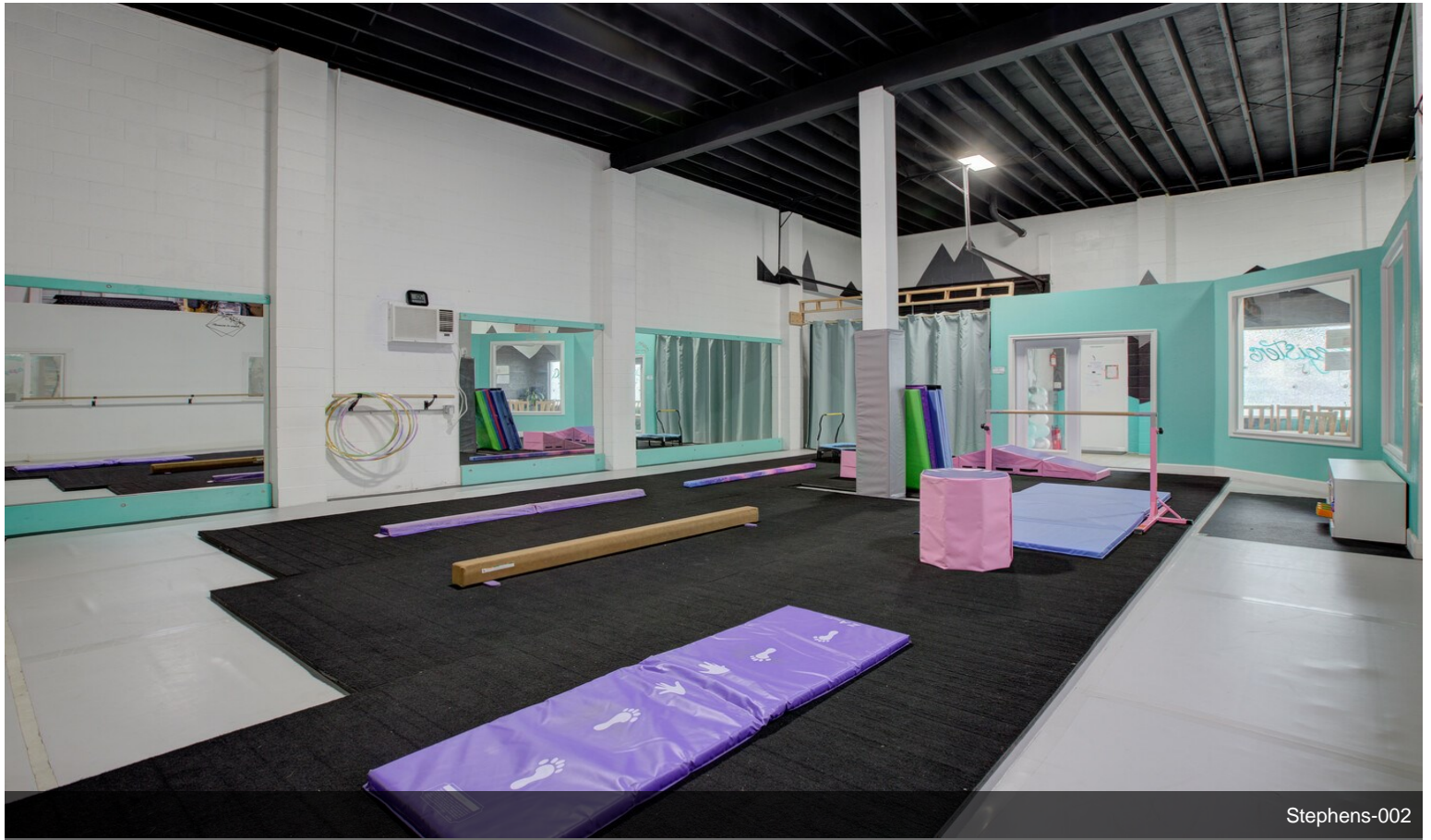


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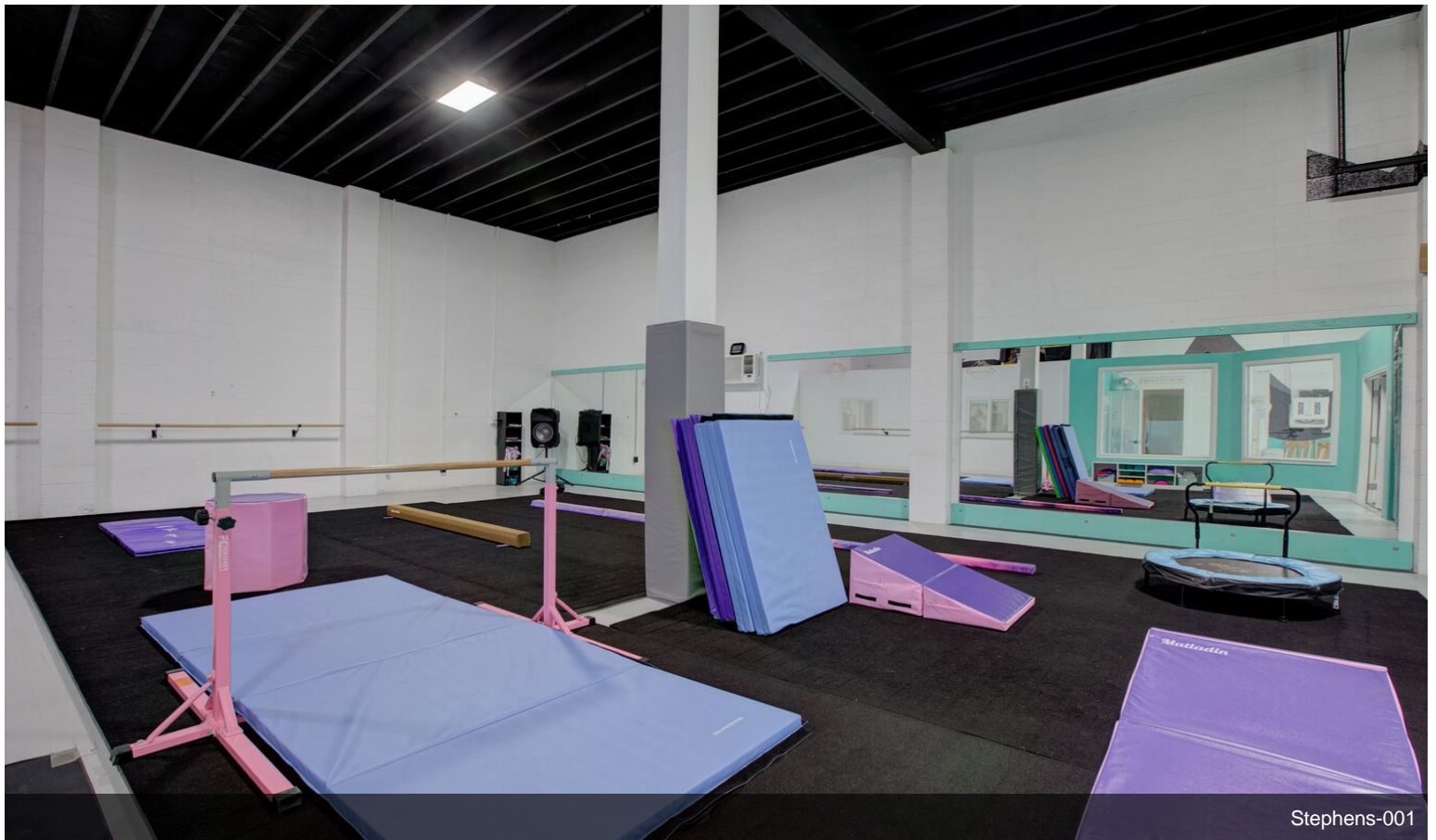


Stephens-003

Property Photos



Stephens-002

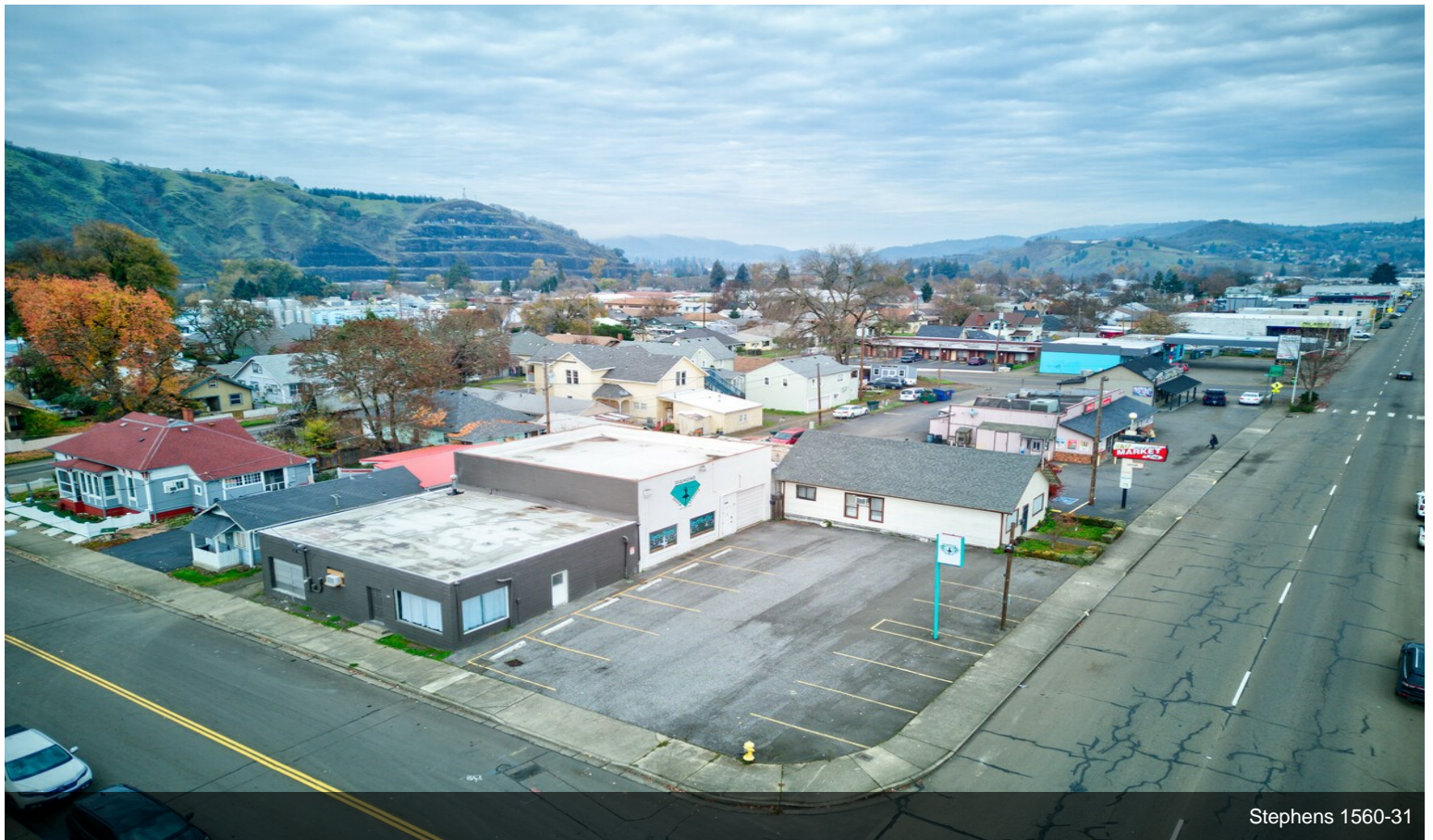


Stephens-001

Property Photos



Stephens 1560-32



Stephens 1560-31

Property Photos



Stephens 1560-30



Stephens 1560-28

Property Photos



Stephens 1560-29



Stephens 1560-27

Property Photos



Stephens 1560-26



Stephens 1560-25

Property Photos



Stephens 1560-24



Stephens 1560-23

Property Photos



Stephens 1560-22



Stephens 1560-21

Property Photos



Stephens 1560-20



Stephens 1560-19

Property Photos



Stephens 1560-18

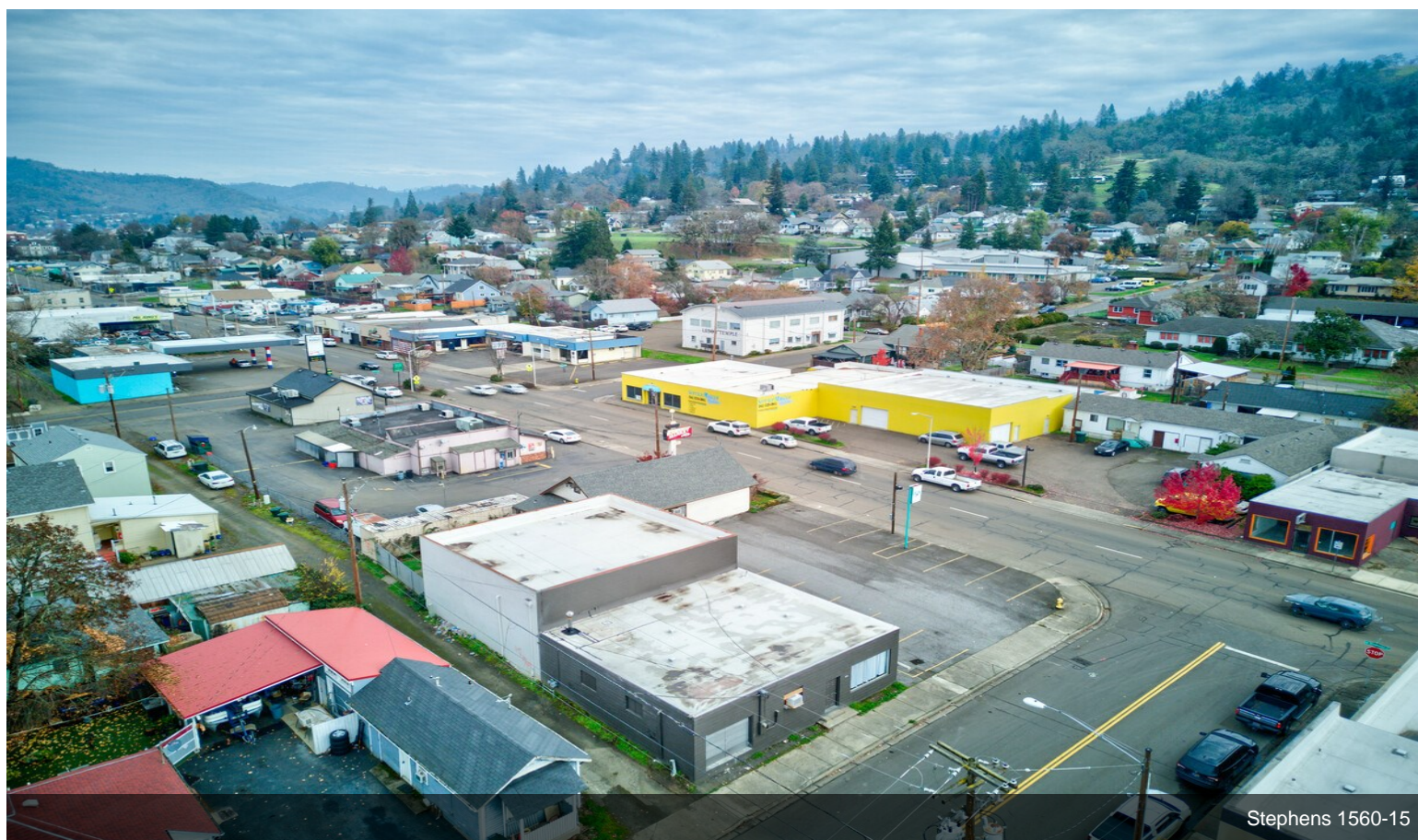


Stephens 1560-17

Property Photos



Stephens 1560-16

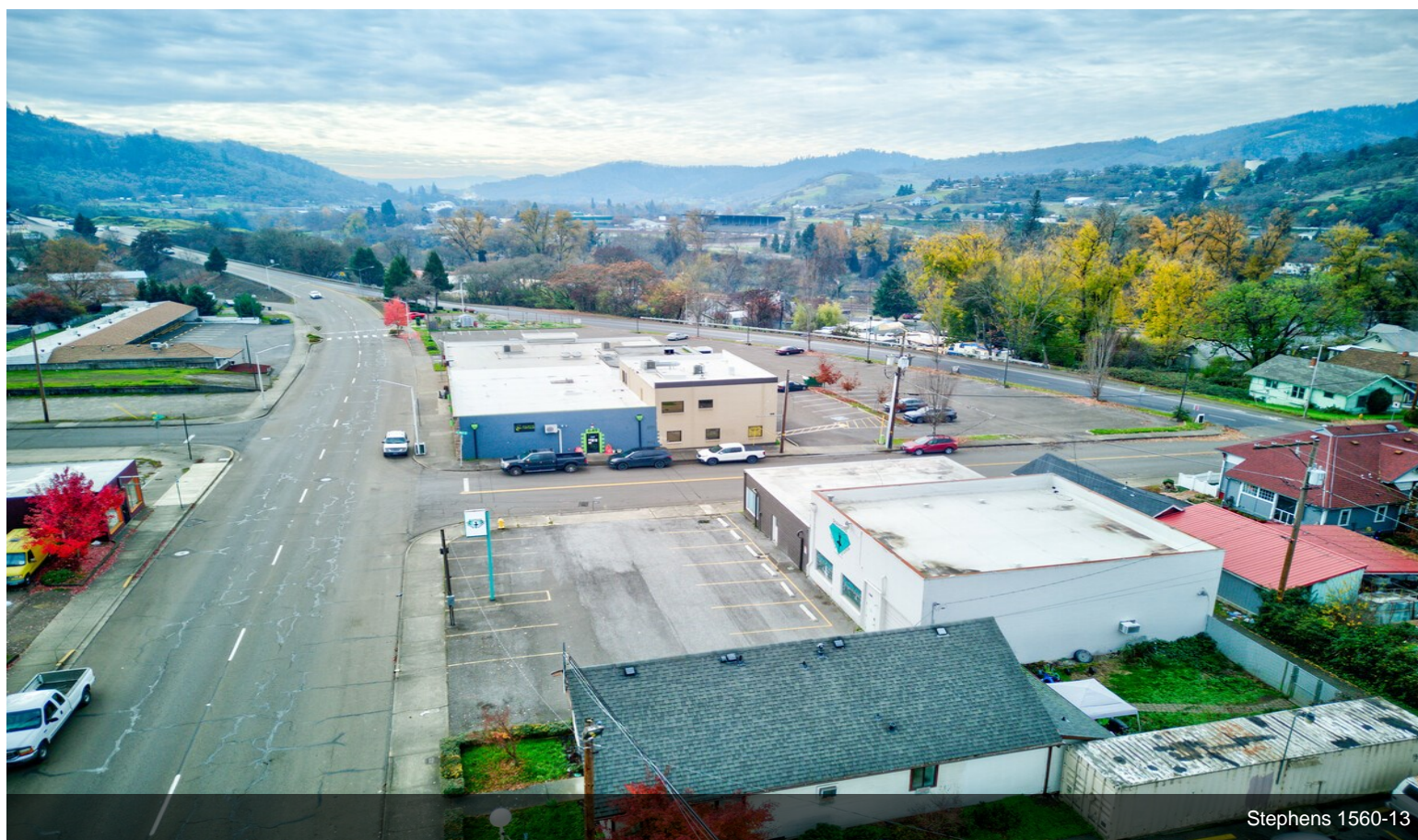


Stephens 1560-15

Property Photos



Stephens 1560-14



Stephens 1560-13

Property Photos



Stephens 1560-11



Stephens 1560-12

Property Photos



Stephens 1560-10

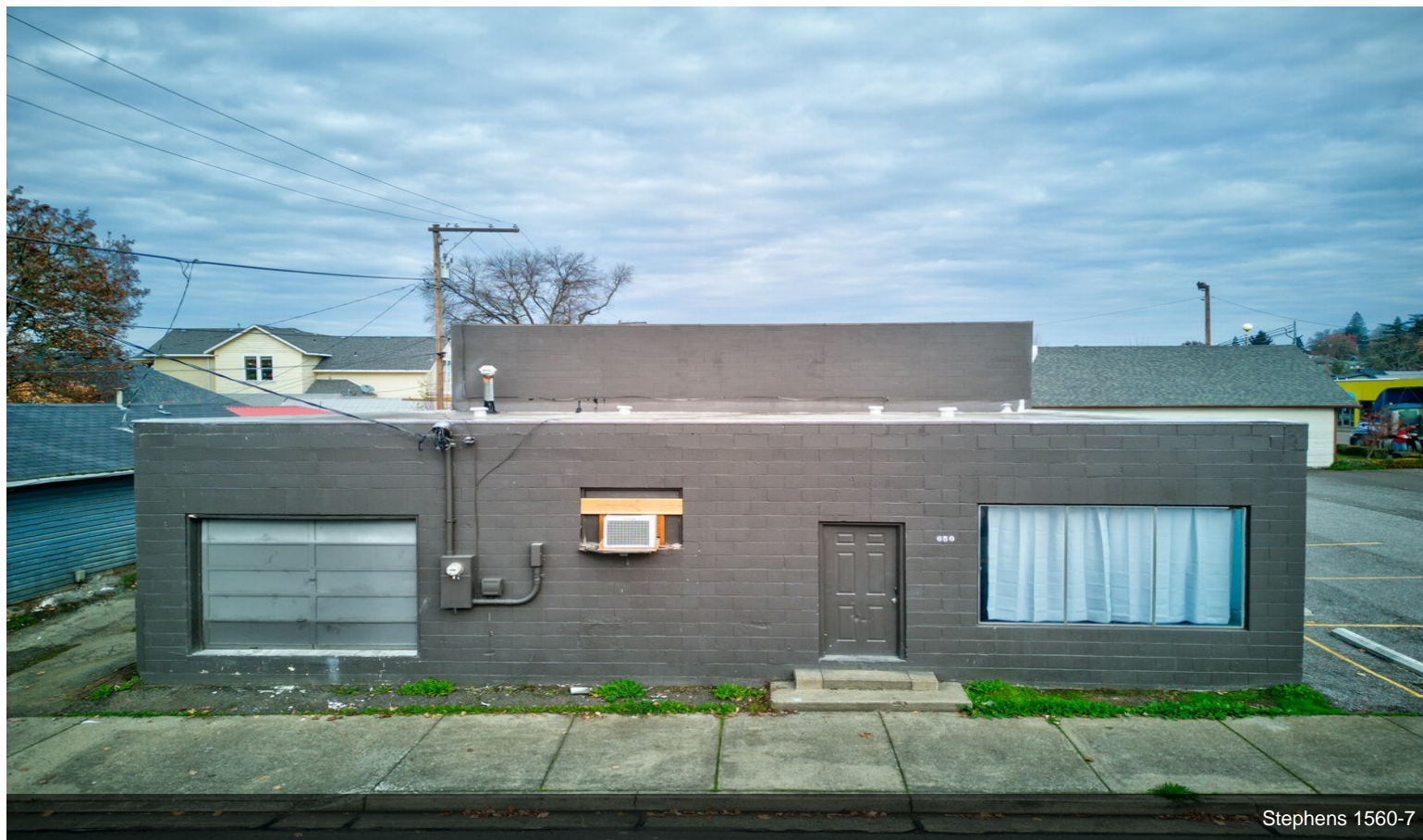


Stephens 1560-9

Property Photos



Stephens 1560-8



Stephens 1560-7

Property Photos



Stephens 1560-5