



Client Full

Comm/Industrial

8/16/2024 6:15PM

\$350,000 3555 gross sqftStatus: **Active**

List Date: 6/14/2024

DOM: 63

Acres: 0.18

MLS#: 24234504

Year Built: 1978 / EXISTNG

1560 SE STEPHENS ST Roseburg, OR 97470

Unit #:

XST/Dir: Corner of SE Stephens St & SE Rice Ave

Property Details:

Property Type: Commercial

Property Tax/Yr: \$2,718.26 /

2023

County: Douglas

Sale Inc: Building, Land

Legal: ROSEBURG 4TH

SOUTHERN ADD, BLOCK 92,

LOT 2, ACRES 0.09

Area: 253

Zoning: C3

Tax ID: R73608 R73601

CC&Rs: No

Open House:

Upcoming Open House:

Features: One Level, Display

Window, Ground Level, Office

Equipment:

Internet:

Lot Size: 7,000 to 9,999 SqFt

Seller Disclosure:

Lot Dimensions:

Approx. Lot SQFT:

Stry/Bldg: 1/1

Parking: 12 / Off Street, On Site

Construction: Block

Ceiling Ht/Ft:

Truck Door: 1 / At Grade Level

Roof: Flat, Membrane

Occupancy: Leased

Loading:

Office SqFt:

Whse SqFt:

Mfg SqFt:

Road Frontage: 182

Road Surface: Paved

View: City, Valley

Waterfront:

Body Water:

Current Use: Athletic Facility

Unreinforced Masonry Building:

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, all with recent remodeling. Located just minutes away from I-5, this commercial building benefits from a high traffic count and prime location. The current lease, set at \$2,200 per month, includes a yearly inflation clause with scheduled rent increases of up to 10%. Secure a solid long-term investment with this prime piece of commercial real estate on one of Roseburg's main corridors into town.

Utilities:

Heat: Other

Fuel: Gas

Water: Public Water

Sewer: Public Sewer

Cool: Window Unit(s)

Volts:

Amps:

Business and Lease Information:

Restrictions:	Business Name:	Yr Estab:	Short Sale: No
Actual Gross Income: \$26,400	Actual Net Income: \$23,781	Actual Oper. Expenses: \$2,719	Bank Owned/Real Estate
Proj. Gross Income:	Proj. Net Income:	Proj. Oper. Expenses:	Owned: No
Lease Expire:	Lease Equip No	Lease Amount: \$2,200	Inventory:
			Lease Deposit: \$0

Lease Type: 5 - 10 Years Remaining, Escalation Clause
Terms: CASH, CONV, OTHER
Doc Available: Leases
Assumable Interest Rate:
Assumable Remaining Months Ending:

Comparable Information:

Original Price: \$350,000

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