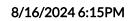
Audra Yates Different Better Real Estate





\$350,000 3555 gross sqft

Status: ActiveList Date: 6/14/2024DOM: 63Acres: 0.18Year Built: 1978 / EXISTNG

Client Full

MLS#: 24234504

1560 SE STEPHENS ST Roseburg, OR 97470 Unit #:

Comm/Industrial

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

© RMLS[™] 2024. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED. SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO. SCHOOL AVAILABILITY SUBJECT TO CHANGE.