

236 SE STEPHENS ST. ROSEBURG, OREGON

## INVESTMENT

1. 10,000 cars a day pass by
2. Zoning C-3 commercial/residential
3. .38 acre
4. Corner lot
5. Owner will carry remaining balance of 158,500 on 3% contract
6. EV charger)
7. Outdoor security cameras/lighting
8. Fully fenced
9. Close to I-5 corridor North or south, Hwy 138 east, Hwy 42 west
10. Outside Quarters, separate building from main house (for caretaker, owner or ?,)
11. \$547 a year tax until 2030, (can extend additional 10 years)
12. Non-profit Intact (separate from buyer) can be dissolvable
13. Fire, police across the street
14. 3 storages on property (2 sheds have lights and 1 has air conditioner)
15. RV, Boat, space
16. Outdoor covered seating area and covered back deck and 2 front covered porches/  
3 entrances
17. 6 car parking space (but can accommodate 8)
18. Walkable to downtown
19. Bike or walking path behind property approx. 5 mile
20. Restored in 2020, 2021 (new architectural roof (35 years), New foundation, gutters, insulation blown in throughout, updated plumbing, & electrical, special window inserts made for all windows, fully landscaped, outdoor sprinkler systems, instant hot water, all appliances, 8-mini split heat/cool system, public water/sewer, painted,
21. Owners will stay on property for 6 months or ?? can assist as a caretaker until owner replaces them or moves in themselves.
22. Furnishings are also available if interested.

