

Commercial Sale MLS#220190960  
 1120 S Spring Street  
 Klamath Falls, OR 97601  
 County: Klamath  
 Section: Not Applicable  
 Cross Street: S. 6th St.

Building Area Total:  
 30,144  
 Source: Other

1  
 # of Units Total

**\$1,550,000**

Business Type (AKA  
 Sub Type)

1950  
 Year Built

**Active**  
 DOM: 7 CDOM: 7



Parcel Number: 611653  
 Lot Size Square Feet: 135,036  
 Lot Size Acres: 3.1  
 Zoning: Industrial  
 Additional Parcels: No

**Public Remarks:** Excellent Location with visibility from the South Sixth Street overpass. Large industrial-zoned warehouse with retail/office space plus 3 large warehouse spaces. Originally all open. 7,622 Sf of Office/Retail & Shipping/Storage Area. 8,797 Sf of first warehouse space with 15' roll-up doors. And 7,893 Sf of second warehouse/manufacturing area. And 5,760 sf of 3rd warehouse space which includes restrooms and small offices. Building is in good condition. Good ingress/egress. Full perimeter fencing around the 3.1 acres and approximately 90 paved parking spaces. Two leases in place.  
**Private Remarks:** Seller will provide copies of leases and financials upon receipt of a Letter of Intent and Non-Disclosure Agreement.  
**Directions:** From South Sixth Street, exit onto Spring Street. Head South on Spring Street to the southern end. Property is just under the 6th Street overpass.

**Showing Information and Requirements**

**Owner Name:** LBLM Investments LLC & Derol Company LLC  
**Occupant Type:** Tenant  
**Occupant Name:** Multiple Tenants  
**Showing Requirements:** 24 Hour Notice; Appointment Only; Call Listing Agent; Listing Agent Must Accompany; Text Listing Agent; See Showing Instructions  
**Showing Instructions:** Front portion of the building is vacant and easy to show. Back two units are tenant occupied and to be shown with advance notice.

**Audio Surveillance on Prop:** No  
**Video Surveillance on Prop:** No  
**Sign On Property YN:** Yes  
**Phone to Show:** Listing Agent  
**Phone to Show Number:** (541)331-0060

General Property Information	Interior Information	Business Information
<p><b>CC&amp;R's:</b> No  <b>Tax Annual Amount:</b> \$11,239.97  <b>Tax Year:</b> 2023  <b>Tax Map Number:</b> 3809-033CB-02700  <b>Potential Tax Liability:</b> No  <b>Assessment:</b> No  <b>Flood:</b> N/A  <b>Government Overlay:</b> Enterprise Zone  <b>Additional Features:</b> 3 Phase Electric; Office Space; Separate Electric Meters; Separate Gas Meters  <b>Miscellaneous Information:</b> Overhead/Dock Doors; Total Building NRA: 30,144; UGB: Inside</p>	<p><b>Cooling:</b> Central Air  <b>Heating:</b> Natural Gas  <b>Flooring:</b> Concrete  <b>Window Features:</b> Aluminum Frames  <b>Lot Features:</b> Fenced; Level  <b>Lot Size Acres:</b> 3.1  <b>Parking Details:</b> Parking: Yes; # of Parking Spaces: 90; # of Carports: 0  <b>Parking Features:</b> Asphalt; Gated; Parking Lot  <b>Road Frontage Type:</b> Shared Access  <b>Road Surface Type:</b> Paved  <b>View:</b> Territorial</p>	<p><b>Business Included?:</b> No  <b>Owner Pays:</b> Insurance; Taxes  <b>Tenant Pays:</b> Electricity; Gas; Interior Maintenance; Janitorial Service</p>
Listing Office Information	Listing/Contract Information	Construction
<p><b>Listing Member:</b> Allison K York            License #200409050            Phone: 541-331-0060            Mobile: 541-331-0060            Email: <a href="mailto:ayork@windermere.com">ayork@windermere.com</a>  <b>Listing Office:</b> Windermere Real Estate Kf            License #911000247            Phone: 541-885-4400</p>	<p><b>Original List Price:</b> \$1,550,000  <b>List Price per SqFt:</b> \$51.42  <b>Listing Contract Date:</b> 10/04/2024  <b>Expiration Date:</b> 03/25/2025  <b>Agency Represent:</b> Yes  <b>Comp Sale YN:</b> No  <b>Listing Agreement:</b> Exclusive Right To Sell  <b>Listing Terms:</b> Cash; Conventional  <b>Special Listing Conditions:</b> Standard</p>	<p><b>New Construction:</b> No  <b>Levels:</b> One  <b>Common Walls:</b> No Common Walls  <b>Construction Materials:</b> Block; Frame  <b>Basement:</b> None  <b>Foundation Details:</b> Slab  <b>Power Production:</b> None  <b>Utilities:</b> Electricity Connected; Natural Gas Connected  <b>Roof:</b> Built-Up  <b>Sewer:</b> Public Sewer  <b>Water Source:</b> Public</p>

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