

Commercial Sale MLS#220191053
2726 S 6th Street
Klamath Falls, OR 97603
County: Klamath
Section: Not Applicable
Cross Street: South 6th Street

Loop Next

Building Area Total:
 7,421
Source: Assessor

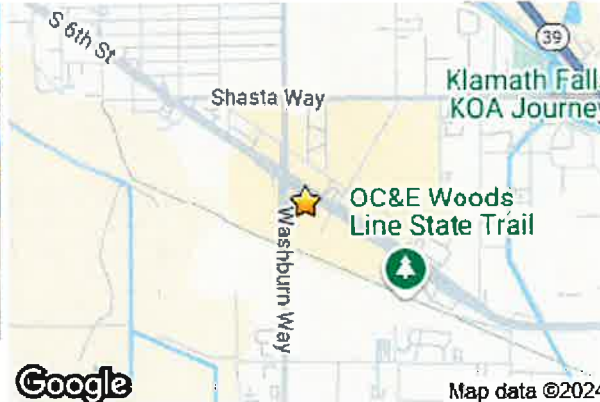
2
of Units Total

\$1,365,000

Business Type (AKA Sub Type)

1979
Year Built

Active
DOM: 14 CDOM: 14



Parcel Number: 896732
Lot Size Square Feet: 24,829
Lot Size Acres: 0.57
Zoning: GC
Additional Parcels: No

Public Remarks: Looking for high traffic count, high visibility and property at the busiest intersection of Klamath Falls. This is it. This property is prime location and perfect for redevelopment. Located on the corner of south 6th and Washburn Way, in front of Planet Fitness and across from the Olympic Inn. As Klamath Falls continues to grow and is currently one of the fastest growing communities in Oregon, this site is perfect for redevelopment similar to the new Chipotle that just opened across the street. The value is land and its prime location. Currently used as Klamath Animal Clinic and Muffler King.

Private Remarks: No businesses included in the sale.

Directions: Corner of South 6th and Washburn Way

Showing Information and Requirements

Owner Name: Rel Properties LLC **Audio Surveillance on Prop:** No **Sign On Property YN:** No **Phone to Show:** Listing Agent
Occupant Type: Owner **Video Surveillance on Prop:** No **Phone to Show Number:** 541-891-4343

Showing Requirements: Appointment Only; Call Listing Agent

Showing Instructions: Call listing agent. Appointment only.

General Property Information	Interior Information	Business Information
CC&R's: No Tax Annual Amount: \$5,957.54 Tax Year: 2023 Tax Lot: 3909-003BB-01701 Tax Block: Sec Potential Tax Liability: No Flood: N/A Additional Features: Office Space	Cooling: Heat Pump Heating: Heat Pump; Natural Gas Flooring: Concrete Security Features: Carbon Monoxide Detector(s) Lot Size Acres: 0.57 Parking Details: Parking: Yes; # of Parking Spaces: 18; # of Carports: 0 Parking Features: Asphalt; On Street Road Surface Type: Paved	Business Included?: No Unit 1: Tenant Name: Muffler king; Monthly Rent: 1,242 Unit 2: Tenant Name: Klamath Animal Clinic; Monthly Rent: 1,000
Listing Office Information	Listing/Contract Information	Construction
Listing Member: Ryan Weider License #200510237 Phone: 541-891-4343 Mobile: 541-891-4343 Email: ryanweider@windermere.com Listing Office: Windermere Real Estate Kf License #911000247 Phone: 541-885-4400 Co-listing Member: Allison K York License #200409050 Phone: 541-331-0060 Mobile: 541-331-0060 Email: ayork@windermere.com Co-listing Office: Windermere Real Estate Kf License #911000247 Phone: 541-885-4400	Original List Price: \$1,365,000 List Price per SqFt: \$183.94 Listing Contract Date: 10/07/2024 Expiration Date: 09/26/2025 Agency Represent: Yes Comp Sale YN: No Listing Agreement: Exclusive Right To Sell Listing Terms: Cash; Conventional Preferred Escrow Company & Officer: AmeriTitle Special Listing Conditions: Standard	New Construction: No Levels: One Common Walls: 1 Common Wall Construction Materials: Block; Frame Basement: None Foundation Details: Slab Power Production: None Utilities: Electricity Connected; Natural Gas Connected; Phone Connected Roof: Membrane Sewer: Public Sewer Water Source: Public

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