

Agent Full

Comm/Industrial

3/18/2025 1:55AM

\$719,000 2863 gross sqft

509 E 13TH AVE SE Eugene, OR 97401

Status: Active

DOM: 613

List Date: 7/14/2023

Acres: 0.09

Year Built: 1926/ Approximately

MLS#: 23469976

Unit #:

XST/Dir: E 13th across ferry St

Video: [Virtual Tour #1](#)

Show: Appointment Only,
Call Seller's Agent,
Occupied, Text Seller's
Agent
Offer/Nego: Call Seller's
Agent
AG: Haibin Hayden
AG Ph: [541-653-3509](tel:541-653-3509)
AG Cell/Text: [541-653-3509](tel:541-653-3509)
CoAgent:
CoPh:



Private: Business and personal property negotiable. Please contact listing agent for more information. Call or text listing agent to schedule showing.

Last Updated:

Public: Luxury fully remodeled in 2020. Close to UO and downtown. Walkable and bikable area. Large volume of people. New wood flooring, new exterior and interior painting, new plumbing, new windows. It is versatile. It offers an exceptional opportunity for barber shop, nail salon, beauty salon, massage place, office etc. Refrigerator, washer and dryer, surveillance system included. All furnitures and equipment negotiable. Must see. Call or text listing agent for details.

Last Updated:

Property Details:

Property Type: Commercial	Legal: SEC/TWN/RNG/MER:SEC	Lot Size: 3,000 to 4,999 SqFt	Current Use: Other
County: Lane	32 TWN17 RNG03	Lot Dimensions:	Open House:
Area: 243	Tax ID: 0284966	Lot SqFt: 3920	Upcoming Open House:
Zoning: C-2	List Type: Exclusive Right to Sell	Road Frontage:	Broker Tour:
#Stry/Bldg:	Limited Representation: No	Road Surface: Paved	Upcoming Broker Tour:
Ceiling Ht/Ft:	Opportunity Zone:	Sale Inc: Building, Land	
Gross SqFt: 2863	CC&R: No	Parking: 6 / On Site, On Street	
Office SqFt:	View: City	Construction: Concrete, Full	
Whse SqFt:	Waterfront:	Basement	
Mfg SqFt:	Body Water:	Truck Door:	
Internet: Yes		Roof: Flat	
Address: Yes		Occupancy: Other	
No Blog:		Loading:	
No AVM:		Features:	
		Equipment: Fixtures, Smoke	
		Detector	
		Unreinforced Masonry	
		Building:	

Utilities:

Cool:	Heat: Forced Air	Fuel: Electricity
Water: Public Water	Sewer: Public Sewer	Volts:
		Amps:

Business and Lease Information:

Restrictions: Business Name: Year Estab: Inventory:
Actual Gross Income: \$150,000 Actual Net Income: \$90,000 Actual Oper. Lease Deposit:
Proj. Gross Income: Proj. Net Income: Expenses: \$60,000
Lease Expire: Lease Equip Proj. Oper. Expenses:
Lease Amount:

Lease Type:
Terms: Call Seller's Agent, Cash, Conventional, Other
Assumable Interest Rate:
Assumable Remaining Months Ending:
Doc Available:

Financial:

Property Tax/Yr: \$6,976.88 / Spcl Asmt Balance: Tax Deferral: No Short Sale: No
2024 3rd Party Trans: No \$ Pre-Approv: No
Escrow Pref:

Bank Owned/Real Estate Owned: No

Broker/Agent Data:

Agent: Haibin Hayden Agent Lic: 201220693 Agent Ph: 541-653-3509 Agent Cell: 541-653-3509 SAID: HAYDENHE
Email(s) Agent: haibinhayden@gmail.com
CoAgent: CoSAID: CoBRCD: CoPh:
CoAgent Email:
Office: Hybrid Real Office Lic: 200812045 Office Ph: 541-343-0322 Agent Ext: Fax: 541-343-2023
Estate
BRCD: 5HYB01 Owner Perm. Resid: Yes FIRPTA: No
Owner(s): ZHANG YUAN WEN, ZHANG XIUMIN Owner Phone:
Tran: 3/17/2025 Exp: 3/17/2026
Poss: Close Of Escrow

Comparable Information:

Original Price: \$828,800

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.