



Client Full

Presented by: Bill Judd  
Challe Real Estate Inc

COMM/INDUSTRIAL Status: ACT 7/25/2008 10:09:29 AM

ML#: 7092467 Area:248 ListPrice: \$375,000

Address: 3825 N River RD

City: Eugene Zip: 97404 Zoning: C-1

County:Lane Map Coord:15/D/7 Prop Tax/Yr: 1720

Tax 343267

ID:

Sale Inc: BLDG, OTHER

Prop Type: COMM

Legal: 17-04-02-42-00700+00701+801

**BUILDING AND LAND INFORMATION**

Yr Built: 1910 / EXISTNG  
 Parking: 40/ ON-SITE  
 Truck Door: 0/ OTHER  
 Occupancy: MO-T-MO  
 Features: I-STORG, OFFICE, SIGN  
 Equipment: SMOKDET  
 Rd Surface: PAVED  
 Lot Dim: irreg-3 lots  
 Waterfront: OTHER

Present Use: OTHER, WHOESL  
 Construction: LAP, WOOD  
 Roof: COMP  
 Loading:  
 Lot Size: 5K-6,999SF  
 Lot SQFT: 5663  
 River/Lake:

# Stry/Bldg: 2/2  
 Ceiling Ht/Ft: 8  
 Gross SQFT: 1536  
 Office SQFT: 0  
 Whse SQFT: 0  
 Mfg SQFT: 0  
 Rd Frontage: 132  
 # Acres: 0.55  
 View: TREES, MNTAIN

**UTILITIES**

Heat: FOR-AIR Fuel: ELECT Water: PUBLIC  
 Cool: NONE Sewer: PUBLIC

Volts:  
 Amps:

**REMARKS**

XSt/Dir: Belt Line to River Rd. 1-1/2 mi . just past River Loop 2.  
 Public: Good location with River Road frontage and many newer business near by.Many uses available. But check with County. Home is rented \$750.Shop was used as vegetables & fruits stand .55 acres, 3 tax lots. C-1 Seller financing with Large down payment.

**BUSINESS AND LEASE INFORMATION**

Doc Avail: BROCURE, PLT-MAP Franchise: N Inventory: N Yr Estab: 1910  
 Restrictions: L/O / Business Name: River Road Harvest Market  
 Actual Gross Income: \$9,000 Actual Net Income: \$9,000 Actual Oper. Expenses: \$1,000  
 Proj. Gross Income: \$10,000 Proj. Net Income: \$9,000 Proj. Oper. Expenses: \$1,000  
 Lease Type: MO-T-MO Lease Amount: \$9,000  
 Lease Expire: Leased Equip: N Lease Deposit:

© RMLS™ 2008. 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.