



Presented by: Bill Judd
Challe Real Estate Inc

COMM/INDUSTRIAL **Status:** ACT **11/12/2009** **2:02:25 PM**
ML#: 9018496 **Area:** 248 **List Price:** \$335,000
Address: 3825 N River Road RD N
City: Eugene **Zip:** 97404 **Zoning:** com
County: Lane **Map Coord:** 15/O/7 **Prop Tax/Yr:** 1720
Tax ID: 343267
Sale Inc: BLDG, LAND **Prop Type:** COMM
Legal: 17-04-02-42-00-700+701+801

BUILDING AND LAND INFORMATION

Yr Built: 1910 / EXISTNG	Present Use: OTHER, RETAIL	# Stry/Bldg: 2/2
Parking: 20/ ON-SITE	Construction: FRAME, WOOD	Ceiling Ht/Ft: 8
Truck Door: 0/	Roof: COMP	Gross SQFT: 1536
Occupancy: MO-T-MO	Loading: NO-LOAD	Office SQFT: 0
Features: FENCED, I-STORG, OFFICE, O-STORG, SIGN		Whse SQFT: 450
Equipment: SMOKDET		Mfg SQFT: 0
Rd Surface: PAVED	Lot Size: 5-9.99AC	Rd Frontage: 132
Lot Dim: irreg	Lot SQFT: 5k to 6k	# Acres: 0.55
Waterfront:	River/Lake: none	View: TREES, MNTAIN

UTILITIES

Heat: FOR-AIR	Fuel: ELECT	Water: PUBLIC	Volts:
Cool: NONE	Sewer: PUBLIC		Amps: 200

REMARKS

XSt/Dir: Belt line to north on River Rd, just past River Loop 2.
Public: Property has 3 tax lots, must be sold as 1 parcel. This area is growing fast. Lots of traffic on River Rd. Home rents for \$750, on month to month. Large post and sign will remain on property. C-1. check with Realtor and county for usage. No drive in coffee stand allowed.

BUSINESS AND LEASE INFORMATION

Doc Avail: BROCHURE, PLT-MAP	Franchise: N	Inventory: N	Yr Estab: 1910
Restrictions:	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:	
Lease Expire:	Leased Equip: N	Lease Deposit:	
Short Sale:	Bank Owned: N		

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 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.