



	Parcel A	Parcel B
	Commercial Building on 10,000± S.F. Site	Warehouse with Parking Lot on 10,000± S.F. Site
PUBLISHED RESERVE:	\$215,000*	\$35,000*

*Sale of Parcels A and B is subject to total accepted bids in the aggregate to equal, or exceed, \$250,000.

LAST ASKING: First Time Offered in Two Parcels

SIZE: 6,870± s.f. on 10,000± s.f. site 780± s.f. on 10,000 s.f. site

ZONING: GC – General Commercial GC – General Commercial

PROPERTY INSPECTION: By Appointment Only -- Please do not disturb tenant

FINANCING:

Parcel A

Subject to Seller’s approval of Purchaser’s credit: A 25% down payment with the balance secured by a first deed of trust, amortized over 25 years at 6% interest, calling for monthly payments of principal and interest; all due and payable at the end of 5 years.

Parcel B

None – All Cash

DESCRIPTION: This commercial property is located at the corner of West 13th Street and Ivy Street, (Highway 99W/Ivy Street), along the main commercial arterial in Junction City, a 25 minute drive north of Eugene. It consists of a 6,870± square foot building used for an auto body operation (Parcel A), and a 780± square foot warehouse located behind the auto body business which has paved parking and an outdoor yard (Parcel B). Monthly rental from both properties is \$2,500, and the tenant is responsible for interior maintenance. The lease is renewable every ninety days. Please see copy of lease in Supplemental Information Package.

Parcel A

The 6,870± square foot building is concrete and masonry construction, with five overhead doors that all access a large shop area. There is a small office with temperature-controlled forced air gas heating and air conditioning. The building is located on two tax lots which total 10,000± square feet, and is in good condition.