



PUBLISHED RESERVE: \$219,600

LAST ASKING: \$299,000

SIZE: 1.6± Acres with 1,771± Square Foot Residence

ZONING: E-1 – Employment with Residential Overlay

PROPERTY INSPECTION:

Please call Auction Information Office to arrange for an inspection

FINANCING: 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 2 years.

DESCRIPTION: This 1.6± acre development site is located at the northwest corner of Benson Way and Crowson Road in the city of Ashland, off the southern portion of Siskiyou Boulevard (Highway 99), and has potential as a mixed-use development. The site is improved with a 1,771± square foot unoccupied home, built in 1890. The property is situated in an area of both large lot single family residences to the south and east, and large industrial buildings used for manufacturing purposes to the north, as well as being nearby the Crowson Mills redevelopment site. I-5 Exit 11 at Siskiyou Boulevard is within a five minute drive of the property.

The previous owner had preliminary plans to develop the site with a mixed-use manufacturing/office/residential complex, consisting of three residential units, 6,300± square feet of office space, and 18,800± square feet of industrial space. Implementation of this plan required that the property be annexed into the city, which has been successfully completed. With the annexation, the property falls under the E-1 (Employment) zoning ordinance, with a residential overlay on the portion of the property fronting Crowson Road. The E-1 zoning provides for a variety of uses that include office, retail and manufacturing, while the residential overlay allows, but does not require, the inclusion of a residential component in the overlaid portion of the property. The annexation required certain property and offsite improvements which are secured by a \$120,805 deposit held by the City of Ashland.

