



PUBLISHED RESERVE: \$135,000

LAST ASKING: \$170,000

SIZE: 5,027± Square Foot building on 13,503±
Acre Site

ZONING: C-3 (Community Commercial)

PROPERTY INSPECTION:

Date	Time
Monday April 27	10:00 AM to 12:00 PM
Tuesday May 12	1:00 PM to 3:00 PM

FINANCING: None – All Cash

DESCRIPTION: This vacant commercial building with corner parking lot is located in downtown Sutherlin, and had been used for a restaurant and tavern. All the equipment, furnishings and fixtures have been removed. It has an exterior of brick and stucco, with separate entrances, one for the restaurant, and one for the lounge. The parking lot is 7,405± square feet, and can accommodate additional development. The C-3 zoning allows uses that include retail, office, and restaurant, with residential use on the upper floor. Sutherlin is located along I-5, and is within a fifteen-minute commute to Roseburg.

Sutherlin has grown as a retirement community, and has proximity to golf courses, fishing, and Umpqua Valley wineries.

LOCATION: 122 and 138 West Central Avenue, Sutherlin, Oregon, Map #25-07-17 DC. Tax Lots 9700 and 9800, Douglas County.



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.