



PUBLISHED RESERVE: \$90,000

LAST ASKING: \$135,000

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

ZONING: C-3 -- Community Commercial

PROPERTY INSPECTION: Call Auction
Information Office to Arrange

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 equipment, furniture 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 9600, 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.

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 18, 2015