



PUBLISHED RESERVE: \$695,000

LAST ASKING: \$897,000

SIZE: 4.70± Acres with 43,504± Square Feet of Retail / Boat Repair and Storage Buildings, with Home

ZONING: EFUA – 1 -- Exclusive Farm Use -- High Value. Property has been granted a Conditional Use Permit for operation as a boat / RV storage

PROPERTY INSPECTION: Do not disturb tenant. Call Auction Information Office to Arrange

FINANCING: None – All Cash

DESCRIPTION: This property is currently leased to Culver Marine, one of the largest facilities of its kind in central Oregon, for boat sales, service, and storage, located in Culver, Oregon, near Lake Billy Chinook and Cove Palisades State Park. It is five miles from Lake Billy Chinook and Cove Palisades State Park, and two miles west of Highway 97. The monthly lease income is \$7,500, and the Owner pays the taxes. Please see Supplemental Information Package for copy of the lease.

The 4.7± acre site has a 17,000 square foot steel frame metal building, built in 2005, which is used for both sales and boat repairs and service. 3,000 square feet are dedicated to retail, showroom, and customer service.

The retail area has a partitioned parts area, with a restroom. There is a shop area with 24 foot eave height, plus a total of 18 overhead doors with one additional overhead door at the southern end of the building.

There is a total of eight overhead doors on the south side of the building, and ten overhead doors on the north side of the building. The shop has an employee lunch room and a restroom. The building also has one 6 X 6 X 20 foot drive-in sealed pit for testing outboard motors.