

Retail/Convenience Store Opportunity

48649 HIGHWAY 58 | OAKRIDGE, OR 97463

**NEWLY
REDUCED PRICE!**

FOR SALE

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**MACADAM
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COMMERCIAL REAL ESTATE SERVICES

FOR SALE

48649 Highway 58, Oakridge, OR 97463



PROPERTY DESCRIPTION

48649 Highway 58 in Oakridge, Oregon is a small-scale retail/convenience store. It consists of 1,350 square feet of total building area situated on 0.72 acres of open lot. The subject property is zoned rural commercial within Lane County and is not located within the City of Oakridge. It presents a great opportunity for an owner/user to occupy the property with high visibility, utilize the existing structure for their own needs, or expand operations on the excess acreage.

PROPERTY HIGHLIGHTS

- High visibility
- Opportunity for growth on the excess land
- Within Lane County, therefore use is more flexible than it would be if the property was within the City of Oakridge

LOCATION DESCRIPTION

The property is located within Lane County and is part of Lane County's very widespread retail market. It is one of few small towns located on the 90 mile stretch between Interstate 5 and Highway 97. The property sits on Highway 58 and has great visibility in all directions.

OFFERING SUMMARY

Sale Price:	\$290,000
Lot Size:	0.72 Acres
Building Size:	1,350 SF



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