



FOR SALE

**Evans
Elder
Brown &
Seubert**

COMMERCIAL REAL ESTATE

Industrial Owner/User Opportunity

30042 Carol Avenue
Eugene, OR 97402
\$975,000

CONTACT

John Brown
john@eebcre.com
Stephanie Seubert
stephanie@eebcre.com
Lilly Storment
lilly@eebcre.com
(541) 345-4860

Property Overview

Location

The property is located on the corner of Prairie Road and Carol Avenue. Prairie Road offers the high traffic and visibility of an established industrial area while Carol Avenue provides the easy access and spaciousness of a residential neighborhood. There is access to the property from both Prairie Road and Carol Avenue.

Improvements

The property contains three buildings on three separate tax lots. There are two industrial warehouses and one residential dwelling. The residential dwelling and adjacent warehouse building are served by a septic system located on the lot of the residential home. The rear warehouse building is not currently connected to water or sewer services.

Residential Dwelling - Map # 17-04-10-22-03499: This single-family home consists of approximately 768 square feet and is situated on a tax lot which contains approximately 0.21 acres and is zoned I-2, Light-Medium Industrial. This two bedroom, one bath single level home was built in 1940 and is rented for \$1,000.00 per month.

Warehouse 1 - Map # 17-04-10-22-03400: The first industrial building is located on the corner of Prairie Road and Carol Avenue. According to Lane County records, the improvement was constructed in 1990 and consists of approximately 1,500 square feet of ground level shop space with one restroom and a storage mezzanine containing approximately 180 square feet. The building is currently being used as a machine shop. The building consists of wood frame construction with a composition gable roof. There are 2 larger barn door style sliding doors (one 10' x 12' and one 12' x 12') which provide access to the shop area. The wall height is approximately 14 feet per county records. The site consists of 0.19 acres zoned I-2, Light Medium Industrial.

Warehouse 2 - Map # 17-04-10-22-03600: The second warehouse was constructed in 2015 and consists of approximately 2,400 square feet of warehouse/shop space including a small mezzanine and office area. The warehouse includes one 14' x 16' roll up door as well as a second large sliding door on the West end of the building. The warehouse is insulated with vaulted ceilings (14' to truss) and gas heat. This metal building has a metal roof, paved parking and outside storage areas. The site consists of 0.29 acres and is zoned I-2, Light Medium Industrial.

Taxes

Property taxes for the year 2022 totaled approximately \$3,680.00 for all three tax lots.

Zoning

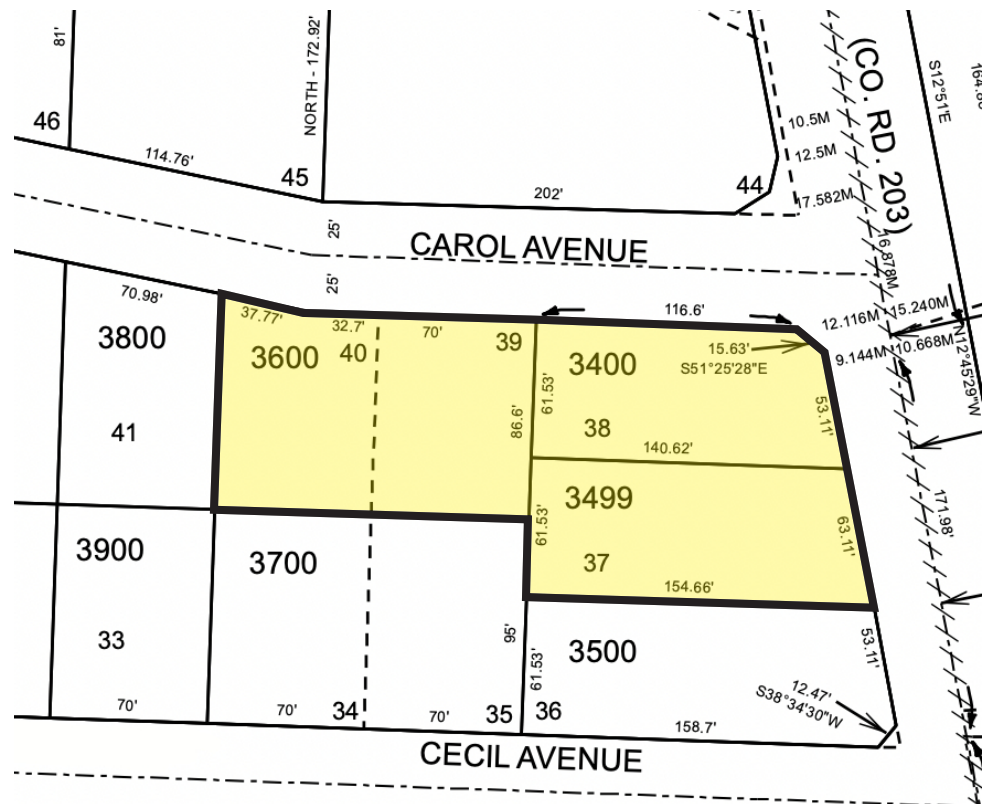
All parcels are zoned I-2, Light Medium Industrial with CAS, Commercial Airport Safety Zone and UL, Urbanizable Land overlays.

Site

The site consists of three tax lots totaling 0.69 acres (30,056 sf)

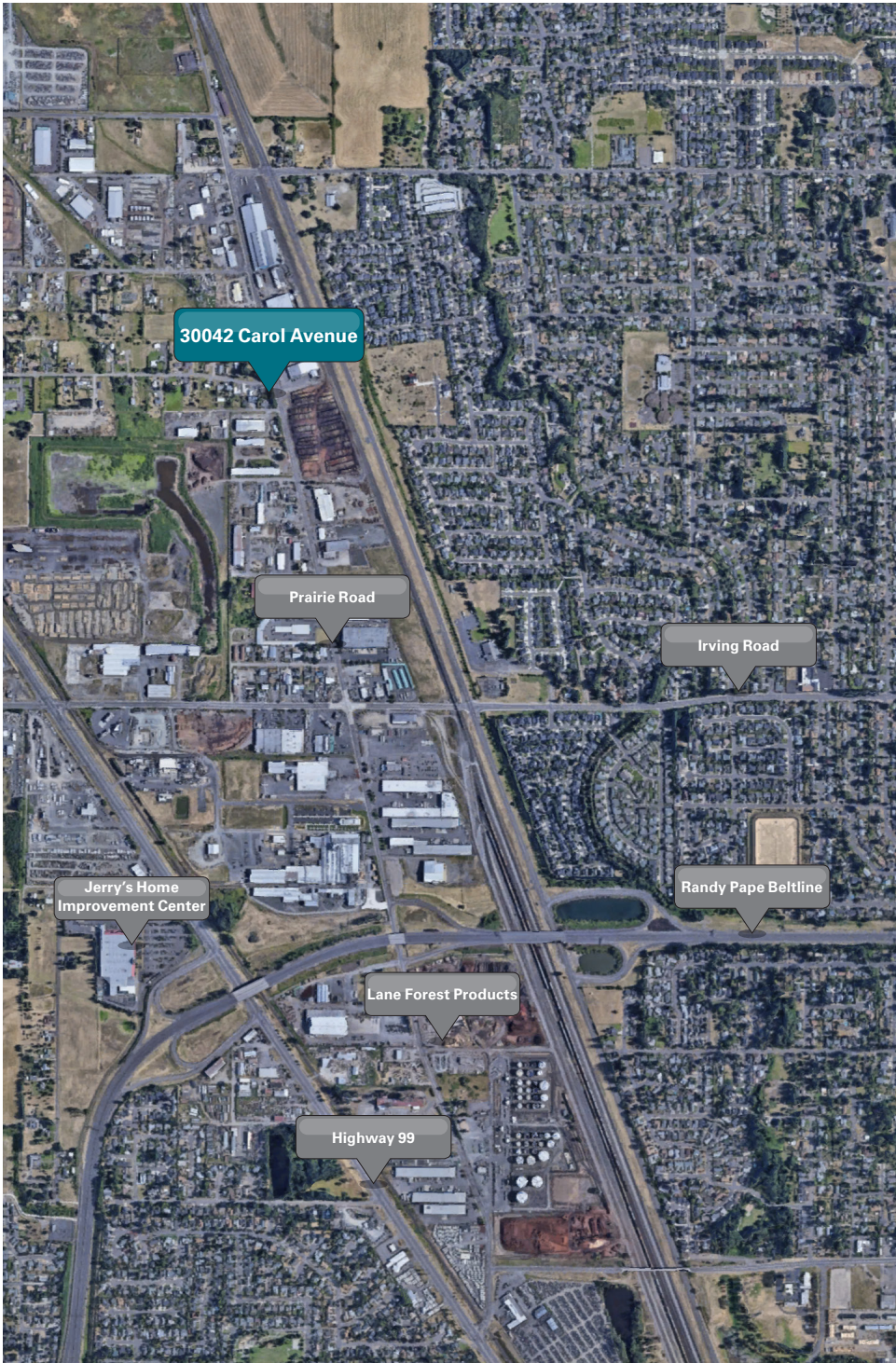
Price

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Photos





INDUSTRIAL OWNER-USER OPPORTUNITY

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For more information, please contact:

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