

**Evans
Elder
Brown &
Seubert**

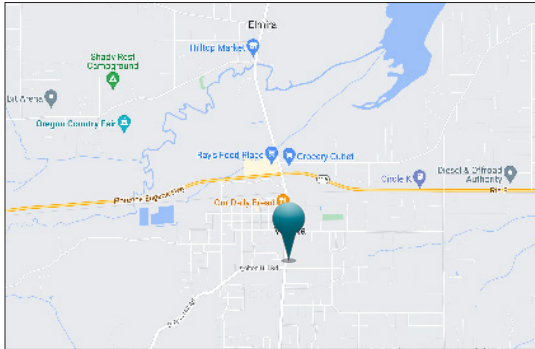
COMMERCIAL REAL ESTATE

101 E. Broadway
Suite 101
Eugene, OR 97401
(541) 345-4860

eebcre.com

FOR SALE

87983 Territorial Highway
Veneta, Oregon 97487



CONTACT

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Licensed in the State of Oregon

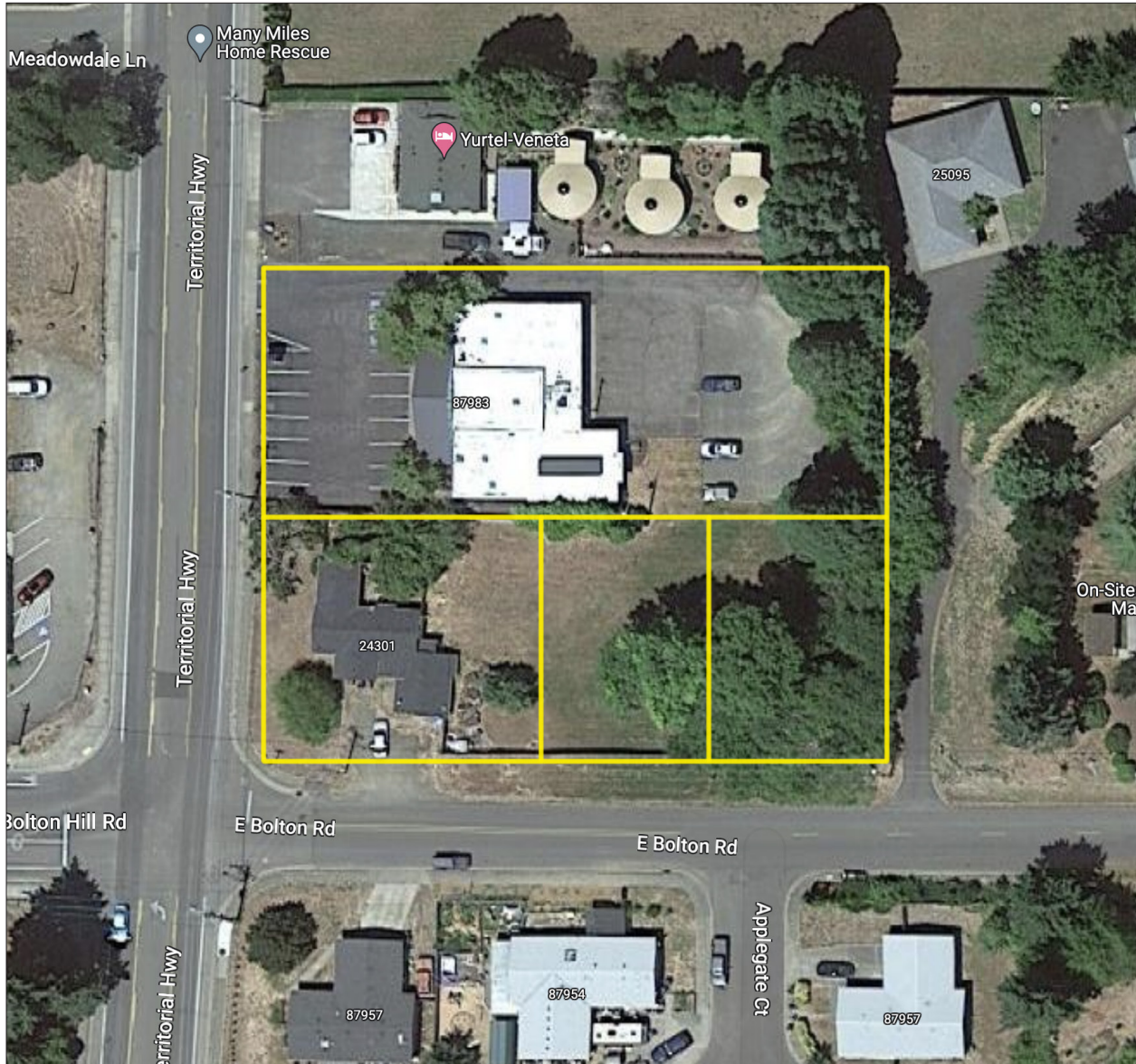


Office Building / Medical Clinic Plus Residential Development Property

Can be divided

- 3,200 square foot office building or clinic
- On-site parking
- 26,136 square feet of General Residential development property
- 2,136 square foot house
- \$1,095,000

Office Building & Residential Development



Office Building or Clinic

- 3,200 square feet
- Zoned CC | Community Commercial with GW Greenway - Open Space Overlay
- On-site parking

General Residential Development Property

- 26,136 square feet
- Zoned General Residential with GW Greenway - Open Space Overlay
- Plan Designation Medium Density Residential
- Code describes 15-units per acre
- 1,622 square foot house
- Three tax lots

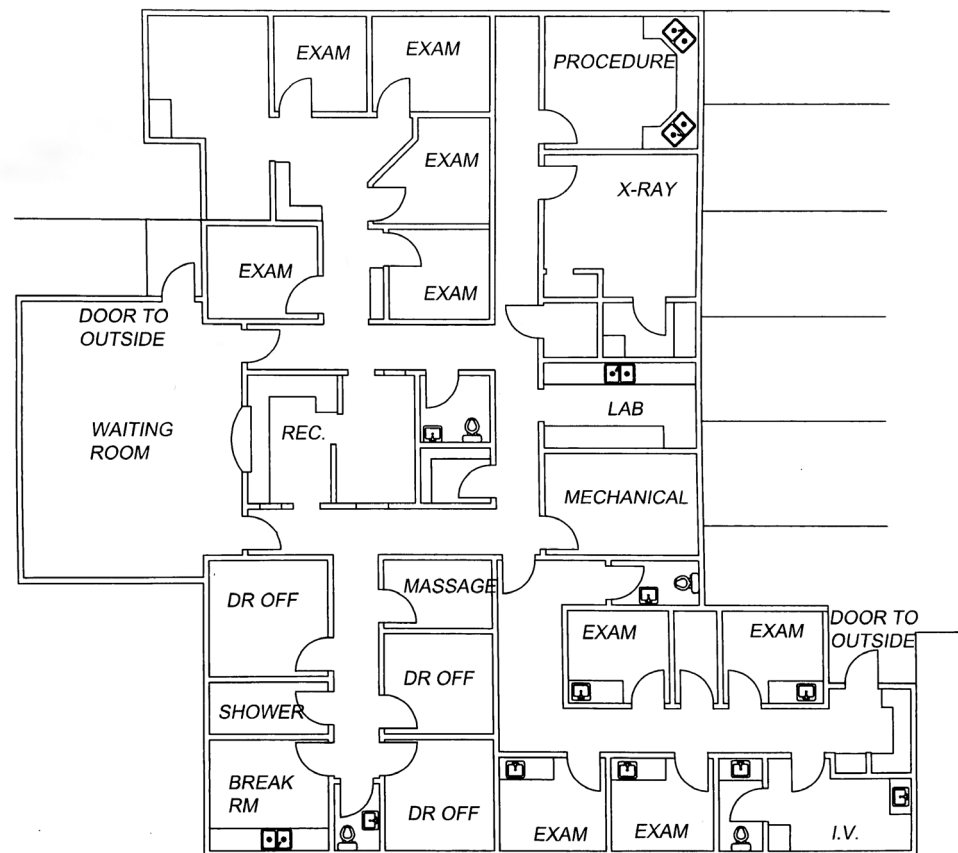
Flood Zone

- Outside the 500-year flood

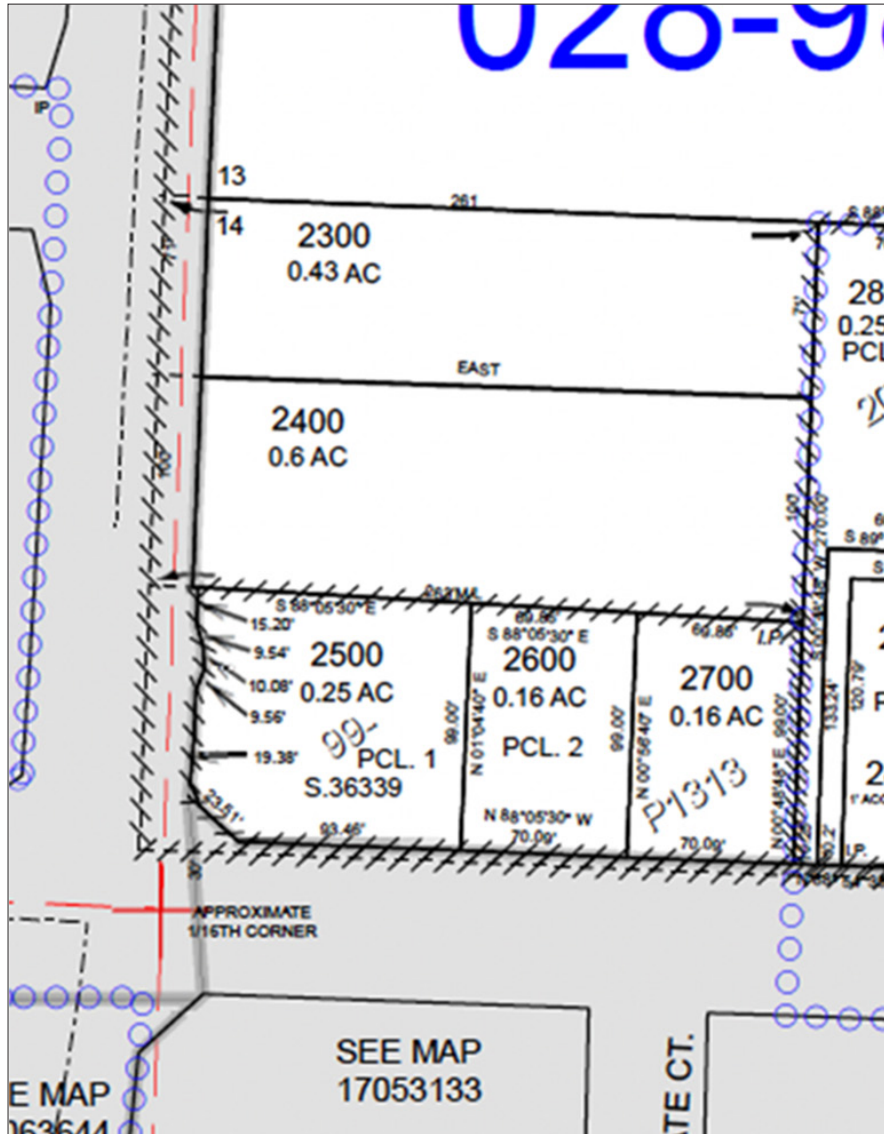
Site Sizes

- Office - Clinic Site
17-05-31-32-02400 23,522 square feet
- General Residential Sites
17-05-31-32-02500 11,761 square feet
17-05-31-32-02600 7,405 square feet
17-05-31-32-02700 6,970 square feet

Interior and Floor Plan



Tax Lots



Lane County Assessor

- Office / Clinic Building
17-05-31-32-02400
2023 - 2024 property taxes \$7,236.00
- Residential Development Property
17-05-31-32-02500 with house
17-05-31-32-02600
17-05-31-32-02700

Wetlands

- Tax lot 17-05-31-32-02700 may be impacted with wetlands

Arial

