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eebcre.com

COMMERCIAL REAL ESTATE

**FOR SALE** 121 River Avenue Eugene, Oregon 97404



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(541) 345-4860





# **Retail Building For Sale** 0.80 Acres

- 4,540 square foot retail building
- Zoned Community Commercial (C-2)
- 0.80 acres fully fenced
- \$1,300,000

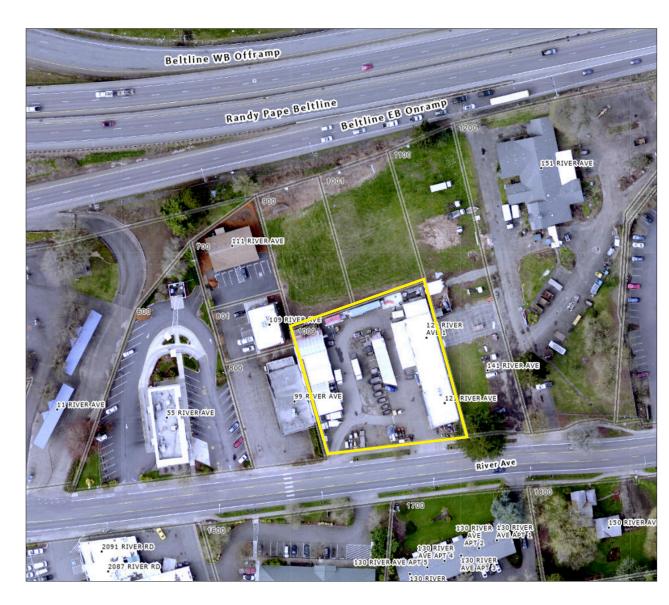
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Jeff Elder Ashley Hope Elder Brown & (541) 345-4860

# **Property Description**



Evans Elder



#### Lane County Assessor

2023-2024 real property taxes \$8,951.32

#### Site Size

■ 34,848 square feet

# Zoning

- Community Commercial (C-2)
- Site Review Overlay (SR)

# Year Built

1979

# **Flood Information**

Area determined to be outside the 500-year flood



Jeff Elder Evans Elder **Plat Map** Ashley Hope Elder Brown & Seubert (541) 345-4860 COMMERCIAL REAL ESTATE L3 125 P.T 110.22 S13°52'E NT6°56'20"E-- BELTLINE 5 131+43.37 ASI OF CONTRACT 1100 0.73 AC 1200 S81°W 1.84 AC N15°02'2' N80°4 1001 SE DATA 2° CL =2°59'16" T=74.71' R=2864.789' 0.39 AC N77°51'02" 900 08.29 NIT 1300 0.43 AC 102.16 15W 1.03 AC N76°07'20"E 154.83 SURVEY 700 N81°23'11' 171.1' 8 0.27 AC POT SAM 132 N72°46'14"E S17°15'E 95.01 S17°08'E 216.42 600 95.07 48.55 801 1.1 AC 0.16 AC 1000 <u>N81°E\_\_\_\_96'\_</u> 0.8 AC 8+85.98' P.O. 902 -3 8+40.00' P.O. 800 P.O 19°10'08" W 0.33 AC ∘37'51"W 78.13' 167.64 P1 8 901 5 34.5 S80°43'54" 0.01 AC S81°00" 41.63 C 82.21 198 5 3.35'-S80°43'54"W- 160.44

80°43'54"W -

1700

CO-RD. NO. 48

ATB

S82°44'37"W - 243.58'

582°42'13"W

AVENUE

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3

N60-05555

1800

0.74 AC

SIS