

**Evans  
Elder  
Brown &  
Seubert**

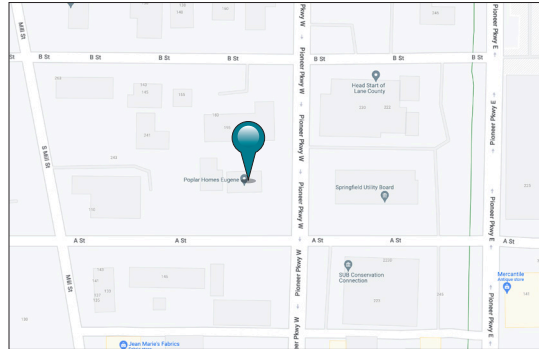
COMMERCIAL REAL ESTATE

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[eebcre.com](http://eebcre.com)

## FOR SALE

214 Pioneer Pkwy West  
Springfield, Oregon 97477



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Licensed in the State of Oregon



## Restored Vintage Office Building with Large Shop

- Restored vintage office building and detached large shop in perfect downtown location
- 3,924 SF (includes 1,305 SF in basement and 2,514 SF in main and upper level)
- Zoned MUC
- 0.43 acre lot
- Former property management office
- \$825,000

# Floor Plan



## Location

The property is located on the highly visible corner of Pioneer Pkwy West and 'A' street in downtown Springfield. Downtown continues to go through a gentrification process with considerable new energy, redevelopment and easy access to Main Street, I-105, Eugene and the U of O.

## Improvements

The main office building is a renovated vintage "home" estimated to have been built in 1890 and converted to a professional office. Additionally, there is a detached shop building with approximately 1,440 SF and an additional approximately 360 SF remodeled office and 1/2 bath. Both improvements are on one tax lot but each building has its own separate address. The shop building has an address of 160 A Street. The main building (214 Pioneer Pkwy West) has 2 full baths and a kitchen/break area as well.

## Map and Tax Lot

Map and Tax Lot 17-03-35-32 lot 2600.

Current property tax is \$4,373.05.



# Photographs



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# Aerial Map

