



FOR SALE OR LEASE

**Evans
Elder
Brown &
Seubert**

COMMERCIAL REAL ESTATE

Retail Building & Abundant Parking
2300 West 7th Avenue, Eugene, OR 97402

CONTACT

Jeff Elder
jeff@eebcre.com

Ashley Hope Elder
ashley@eebcre.com

(541) 345-4860

Retail Building and Abundant Parking

Price \$4,400,000

Lease \$1.20 per square foot, triple net

Previous Automotive Sales and Service

- 22,087 square feet
- Site Size: Approximately 3.02 acres
- Zoned Community Commercial (C-2)

Building

- Built 1965
- 22,087 square feet building size
- Showroom: 3,712 square feet
- Service area: 16,422 square feet
- Office: 1,754 square feet

Property

- Approximately 3.02 acres
- Zoned Community Commercial (C-2)
- Drive access to West 7th Place

Lane County Assessors Information

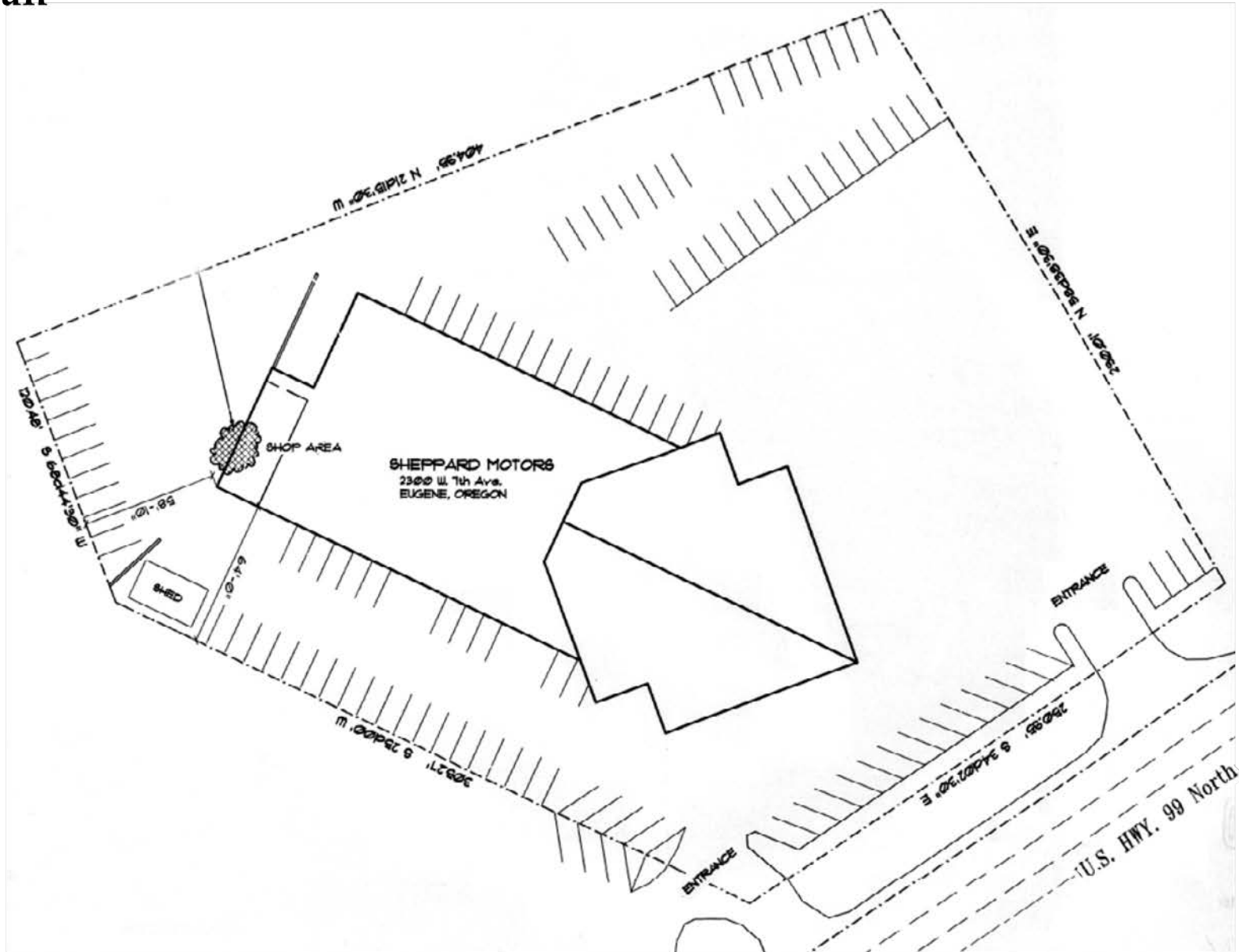
- Tax Map and Lot No. 17-04-35-11-00100
- Tax Map and Lot No. 17-04-35-11-00200
- 2023-2024 Real Property Taxes \$43,343.57

Adjacent 2366 West 7th Avenue also available for lease

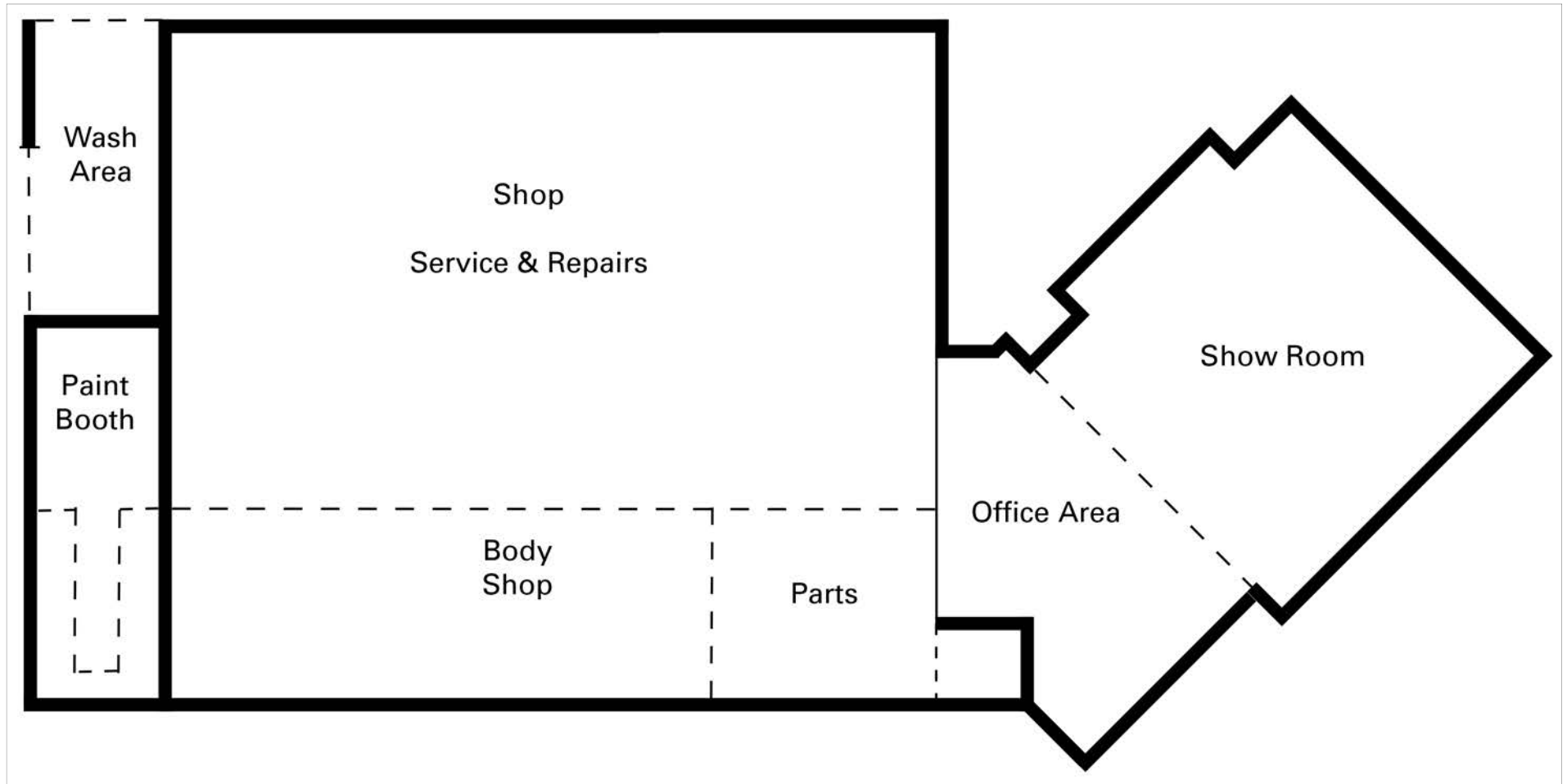




Site Plan



Floor Plan



Photographs



For Sale or Lease

2300 West 7th Avenue
Adjacent 2366 West 7th Avenue also
available

For more information, contact:

Jeff Elder
cell: (541) 953-2402
jeff@eebcre.com

Ashley Hope Elder
cell: (541) 912-8539
ashley@eebcre.com

(541) 345-4860

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

eebcre.com

