

**Evans
Elder
Brown &
Seubert**

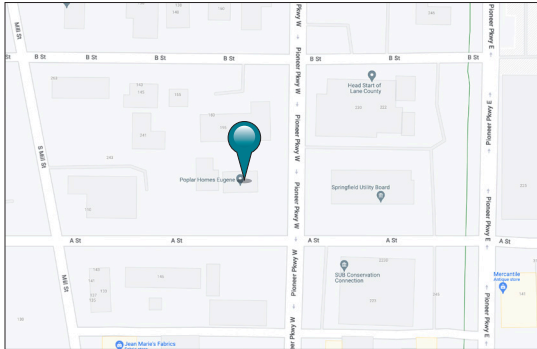
COMMERCIAL REAL ESTATE

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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 large detached shop in perfect downtown location
- 3,924 SF (includes 1,305 SF in basement and 2,514 SF in main and upper level)
- Approximately 1,440 SF shop
- Zoned MUC
- 0.43 acre lot
- Former property management office
- \$825,000

The information in this package was gathered from sources deemed reliable, however Evans Elder Brown & Seubert makes no representation or warranty of the accuracy of the information. Any buyer or tenant considering a purchase or lease of this property should confirm any and all information relied upon in making the decision to purchase or lease prior to finalizing the transaction and bears the risk of all inaccuracies.

Floor Plan



Location

The property is located on the highly visible corner of Pioneer Parkway 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



Photographs



Photographs



Aerial Map

