



# FOR SALE OR LEASE

**Evans  
Elder  
Brown &  
Seubert**

COMMERCIAL REAL ESTATE

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

## CONTACT

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# Retail Building and Abundant Parking

Price \$4,400,00

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

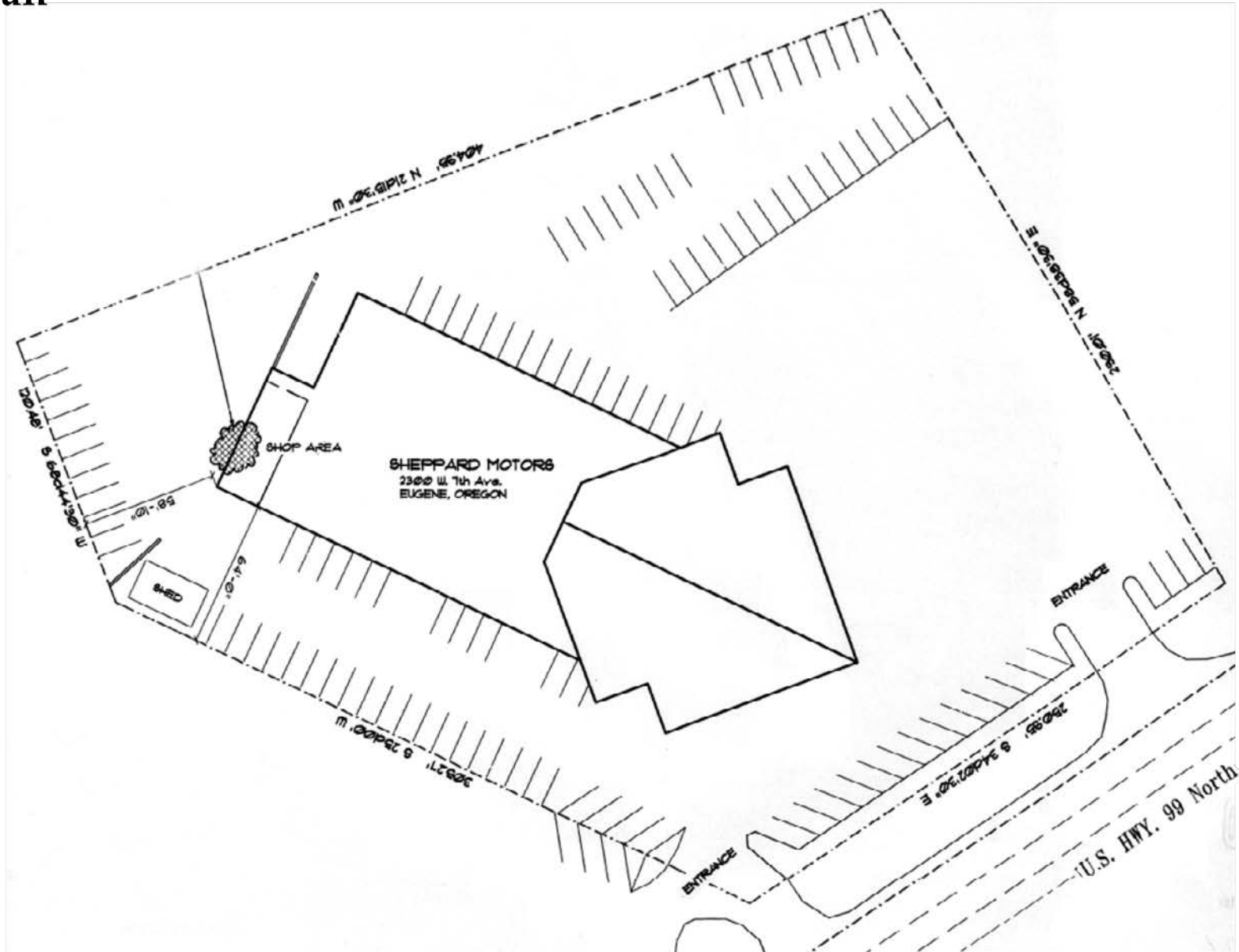




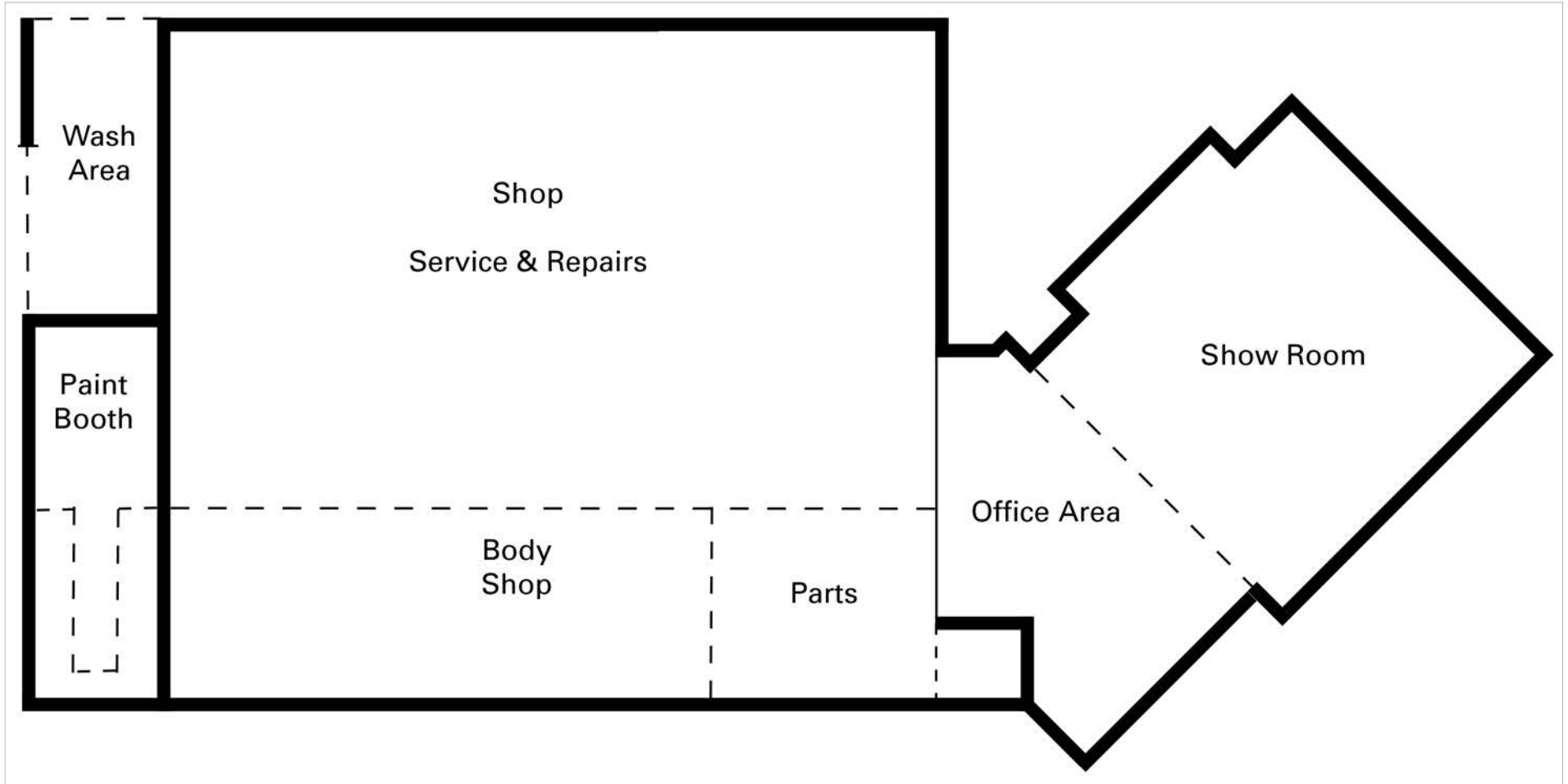




# Site Plan



# Floor Plan



# Photographs





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**For more information, contact:**

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