



PUBLISHED RESERVE: \$575,000

LANE COUNTY 2011-2012 RMV: \$1,244,170

SIZE: 26,000± Square Foot Pad with Ground Lease

ZONING: HC (Highway Commercial)

PROPERTY INSPECTION: Please call the Auction Information Office in order to set an appointment for either of these dates:

Saturday, October 20

Saturday, November 3

FINANCING: Subject to Seller's approval of Purchaser's credit: A 50% down payment with the balance secured by a first deed of trust, amortized over 25 years at 6% interest, calling for monthly payments of principal and interest; all due and payable at the end of 5 years.

DESCRIPTION: This former gas station/convenience store and car wash is located in the southwest corner of the West Lane Shopping Center in Veneta, eight miles west of Eugene and along Highway 126, the main route to central Oregon coast resorts. The parcel is a 26,000± square foot pad site which shares the West Lane Shopping Center's common driveways and parking lot, adding an additional 26,000± functional square feet to the property. There is good access and visibility and approximately 133 feet of frontage on the north side of Highway 126 and approximately 200 feet of frontage adjacent to the west end of the shopping center's common area.

The property is subject to a ten-year ground lease which expires February 26, 2021 and has two five-year extension options. The annual lease rate is \$32,400.

Improvements consist of a 1,400± square foot convenience store built in 1988 that contains a large open retail/market area, cashiers counter, private office, utility/storage room, and two restrooms as well as an eight-door walk-in cooler, a security system and a communication system.

The gas station portion of the property has ten fueling stations, with five dispensers located under a 5,568± square foot canopy. There is one 20,000± gallon underground storage tank and one 15,000 gallon underground storage tank.

The drive-through car wash is 1,402± square feet and is at the north end of the site.

The gas station/convenience store/car wash ceased operations in May, 2011.

LOCATION: 24927 Highway 126 – Veneta, Oregon

SEALED BIDS DUE NO LATER THAN 5:00 P.M., NOVEMBER 14, 2012