



PUBLISHED RESERVE: \$695,000

DOUGLAS COUNTY 2011-2012 RMV: \$1,400,000

SIZE: 3,600± Square Foot Convenience Store with Six Fueling Stations and Car Wash on .83± Acre Site

ZONING: C3 (General Commercial)

PROPERTY INSPECTION: By Appointment Only – Please Call Auction Information Office

FINANCING: None – All Cash

DESCRIPTION: This former gas station/convenience store with restaurant/car wash is situated on .83± acres on Edenbower Blvd., in Roseburg. Roseburg is the largest population center in Douglas County and is located approximately 60 miles south of Eugene and 65 miles north of Grants Pass. The property has both excellent access and visibility due to its location 1/2 mile south of the North Roseburg interchange on I-5. The property is across the street from Albertsons. The site fronts Stewart Parkway on the east side for 350± feet, and Edenbower Blvd. on the west side for 370± feet, which also provides access to the property.

Services on the site ceased operation in May, 2012. The station sold Texaco brand products and operated with six fueling stations, all under a 3,200± square foot canopy. There are two 20,000 gallon double-wall underground tanks that were installed in 1988.

The convenience store includes a 3,600± square foot retail area with full restaurant and service counter, dining area, seating for 43 people, drive-through window, food preparation area, dispensed beverage counter, cashiers' counter, utility room, storage room, manager's office and two restrooms.

The south side of the property supports a 40 x 26 foot car wash that has a fixed-dryer system at the end of the tract. Overall, the property is in good condition. (Please refer to the Supplemental Information Package for a copy of the Phase I Environmental Site Assessment.)

LOCATION: 2611 NW Edenbower Blvd. – Roseburg, Oregon, 97471

Tax Lot 1602

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