



PUBLISHED RESERVE: \$99,500

LAST ASKING: \$157,500

SIZE: 4,600± Square Feet on .64± Acre Site

ZONING: Residential

PROPERTY INSPECTION DATES and TIMES:

Thursday, April 25 12:00 p.m. to 2:00 p.m.

Thursday, May 9 12:00 p.m. to 2:00 p.m.

FINANCING: None – All Cash

DESCRIPTION: This 4,600± square foot building is located in the city of Coquille, near the coastal communities of Bandon and Coos Bay, and was built in 1955 as a physician's office and residence, with additions and renovations since its original construction. The property is located on the south side of 10th Street in a mixed commercial and residential area of Coquille, near Coquille Valley Middle School. The three-story building, with wood frame and wood siding, is situated on two tax lots which total .64± acre. A small creek runs south along the east boundary of the property. Faith Lutheran Church is next to the property.

The first floor is 2,342± square feet and is the living quarters, which contain a family room, kitchen, dining room and living area, three bedroom and three bathrooms and den. The second floor is a formal dental office comprised of 1,852± square feet containing a reception area, office and staff room, labs, exam and operatories and one restroom. In addition, there is a 408± square foot basement/bonus room.

The property has sustained some water damage which could cost approximately \$90,000 to repair. The property is being sold in its "As Is" condition.

The property is zoned residential with a variance for commercial use. If the property does not operate as a commercial property for a period of time, the commercial variance will expire. There is an underground storage tank on the property. (See Supplemental Information Package for environmental reports.)

LOCATION: 125 E. Tenth Street – Coquille, Oregon. APN: 27-13-36 DC Tax Lots 800 and 900

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 15, 2013