



**PUBLISHED RESERVE:** \$79,000

**LAST ASKING:** First Time Offered

**SIZE:** 3,920± Square Foot Site with 1,055± Square Foot Home near downtown Eugene

**ZONING:** Community Commercial

**PROPERTY INSPECTION:** Do not disturb tenant. Please call Auction Information Office to make these arrangements at 1-800-845-3524

**FINANCING:** None – All Cash

**DESCRIPTION:** This 1,055± square foot bungalow, built in 1920, is located on Blair Blvd. between W. 5th and W. 6th, in Eugene. It is currently rented month to month, but will be vacant at closing. It could continue as a rental, or be converted to a small office, due to the zoning. The property is situated in the Whiteaker neighborhood, which has a mix of commercial and older residences. Highway 99 is located west of the property, downtown Eugene and the University of Oregon campus are within a ten to fifteen minute drive.



The main level of the home has 9 foot ceilings, a living room with fire place and ceiling fan, a dining area with a built-in hutch area, a kitchen and pantry, two bedrooms and one bathroom. There is a 700± square foot basement and, although "finished," is not part of the gross living area due to lack of exterior access and windows. The home has T-11 siding, composition roof and single-pane windows, and is in overall fair condition.

The property has a 2-car driveway with no garage or carport. The site is served by all utilities. The property, which is zoned C-2, is a legal non-conforming "grandfathered" use. The C-2 zoning is designed for community commercial uses. (See Supplemental Information Package for zoning ordinance.)

**LOCATION:** 562 Blair Road, Eugene, Oregon. APN: 17-03-31-22-02400