



PUBLISHED RESERVE: \$275,000

LAST ASKING: \$350,000

SIZE: 20,000± Square Foot Site, plus two Buildings that total 7,650± Square Feet

ZONING: GC – General Commercial

PROPERTY INSPECTION: By appointment only. Do not disturb tenant. Please call Auction Information Office.

FINANCING: Subject to Seller's approval of Purchaser's credit: A 25% 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 commercial property is located at the corner of West 13th Street and Ivy Street, (Highway 99W/Ivy Street), along the main commercial arterial in Junction City, a 25 minute drive north of Eugene. It consists of a 6,870± square foot building used for an auto body operation, and a 780± square foot warehouse located behind the auto body business that has paved parking and an outdoor yard. Monthly rental from the auto body operation is \$2,500, and the tenant is responsible for interior maintenance. The lease is renewable every ninety days. (Please see copy of lease in Supplemental Information Package.)

The 6,870± square foot building is concrete and masonry construction, with five overhead doors that all access a large shop area. There is a small office with temperature-controlled forced air gas heating and air conditioning. The building is located on two tax lots that total 10,000± square feet, and is in good condition.

There is a Phase I Environmental Site Assessment that was prepared in 2012 and is available in the Supplemental Information Package.

The 780± square foot warehouse has 2,280± square feet of outside covered storage. It is located on two tax lots containing 10,000± square feet, with opportunity to build additional improvements, or redevelop the entire site with a new building.

The General Commercial zoning allows most commercial uses. All utilities serve the property.

Both the Guest House Inn and a new office complex are across Ivy Street from the property.

LOCATION: 1310 Ivy Street Tax Lots 10200 and 10300 (contain Auto Body facility); Tax Lots 9400 and 9500 (contain warehouse)

SEALED BIDS DUE NO LATER THAN 5:00 P.M., WEDNESDAY, MAY 15, 2013

