



PUBLISHED RESERVE: \$695,000

LAST ASKING: \$850,000

SIZE: 17,316± Square Foot Showroom, Shop and Office on 55,000± Square Foot Site

ZONING: General Commercial

PROPERTY INSPECTION:

Date	Time
Saturday, April 19	1:00 p.m. to 3:00 p.m.
Saturday, May 3	1:00 p.m. to 3:00 p.m.

FINANCING: Subject to Seller's approval of Purchaser's credit:

Term: 15 to 20 year full amortizing loan

Loan to Value: Loan to be appraised or cost value, whichever is less, not to exceed 65%

Rate: Federal Home Loan Bank fixed rate index plus 3% adjustable every 5 years with a floor rate of 5.5%

Fees: 1% plus usual customary third party costs

DESCRIPTION: This former 17,316± square foot car dealership building, with additional 1,097± square foot shop, is located on a full city block along US Highway 99 (Ivy Street) in Junction City, a 25-minute drive of Eugene, with opportunity to redevelop the site for single, or multiple, use and additional improvements.

The dealership building contains a 2,770± square foot showroom, 13,257± square foot shop with three overhead doors and office area on two floors. The building has two restrooms, lunch room and was built in 1964 with cast-in-place concrete walls. A small shop building of 1,097± square feet is also located on the 55,000 square

