



This historical commercial building for sale in Oakland, Oregon offers a unique investment opportunity with two income streams from a versatile storefront and a studio apartment. Currently operating as an antique store, the storefront boasts features like cold storage, a newer industrial furnace, original hardwood floors, and a historical bartop that can be negotiated in the sale, making it ideal for conversion into a bar, restaurant, or other retail spaces. The property includes two separate tax lots, with the land behind the building currently utilized by the store, presenting possibilities for an outdoor seating area, additional commercial space, or an extension of the studio apartment. This charming building combines historical significance with modern amenities, promising excellent potential for growth and profitability. Owner carry terms available.

Utilities:

Heat: Floor Furnace, Wood Stove

Fuel: Electricity, Gas

Water: Public Water

Sewer: Public Sewer

Cool:

Volts:

Amps:

Client Full Comm/Industrial 3/27/2026 2:42PM

\$324,900 2560 gross sqft

Status: **Active**

List Date: 6/19/2024

DOM: 646 Acres: 0.07

MLS#: 24406617

Year Built: 1899 / REGHIST

110 SE LOCUST ST Oakland, OR 97462

Unit #:

XST/Dir: 15 N to exit 138, R at fork to Stearns Ln, L on OR Hwy 99 N, R on Locust to Address

Property Details:

Property Type: Live Work Unit

Property Tax/Yr: \$1,460.50 / 2023

County: Douglas

Sale Inc: Building

Legal: OAKLAND R R ADD, BLOCK 15, LOT PT 5 & PT 6, ACRES 0.05

Area: 256

Zoning: Comm

Tax ID: R32371 R32395

CC&Rs: No

Open House:

Upcoming Open House:

Features: Display Window, Ground Level, Natural Lighting

Equipment:

Internet:

Lot Size: 0 to 2,999 SqFt

Seller Disclosure:

Lot Dimensions:

Approx. Lot SQFT:

Stry/Bldg: 1/1

Parking: / Off Street

Construction: Brick

Ceiling Ht/Ft:

Truck Door: / None

Roof: Flat

Occupancy: Month To Month

Loading: No Loading Facilities

Office SqFt:

Whse SqFt:

Mfg SqFt:

Road Frontage: 32

Road Surface: Paved

View: City, Valley

Waterfront:

Body Water:

Current Use: Retail, Other

Unreinforced Masonry

Building:

Business and Lease Information:

Restrictions:	Business Name:	Yr Estab:	Short Sale: No
Actual Gross Income: \$15,540	Actual Net Income: \$13,800	Actual Oper. Expenses: \$1,740	Bank Owned/Real Estate Owned: No
Proj. Gross Income:	Proj. Net Income:	Proj. Oper. Expenses:	Inventory: No
Lease Expire:	Lease Equip No	Lease Amount: \$1,295	Lease Deposit:

Lease Type: Month To Month

Terms: CASH, CONV, OWNCONT

Doc Available:

Assumable Interest Rate:

Assumable Remaining Months Ending:

Comparable Information:

Original Price: \$399,000

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