



Agent Full

Multifamily

8/27/2026 10:19AM

\$995,000 4672 sqft
582 WINCHESTER AVE Winchester Bay, OR 97467**Status:** Active**DOM:** 0**List Date:** 8/27/2026**Acres:** 0.1**Year****MLS#:** 414753101**Built:** 1964/ Updated/Remodeled**XST/Dir:** S Second St to Winchester Ave**Show:** 24 Hour Notice, Appointment Only, Call Seller's Agent, Occupied, Text Seller's Agent**LB/Loc/Cmb:** none**Offer/Nego:** Call Seller's Agent**AG:** Melissa Stiltner**AG Ph:** [541-225-8815](tel:541-225-8815)**AG Cell/Text:****CoAgent:****CoPh:**

Private: 24 hour notice required for showings-the 5 residential units are all tenant occupied. Commercial space is available for rent. City water and sewer paid by landlord at a fixed \$112 a month. Electric is also paid by owner. Sq footage of each unit is approximate. Agent is related to seller.

Last Updated: 8/27/2026 10:19:10 AM

Public: Prime Mixed-Use Investment Opportunity in Old Town Reedsport – 6 Units with Incredible Income & Upside! Welcome to an exceptional multi-use investment property located just one block from charming Old Town Reedsport! Priced at \$995,000, this fully renovated 6-unit property delivers stellar monthly gross rents with even more room to grow. Featuring a versatile 6-unit mix comprised of 5 residential units and 1 commercial space, this asset is designed for strong cash flow right out of the gate. Most units have been meticulously updated with modern finishes, luxury flooring, and contemporary kitchens and baths, minimizing deferred maintenance for the new owner. Fully renovated features throughout attract high-quality tenants and command top-tier market rents. The Commercial Space features a convenient bathroom and dedicated office area. Situated in a high-visibility, pedestrian-friendly area just steps away from Old Town Reedsport's local shopping, dining, and scenic waterfront views. Don't miss out on this high-performing coastal income property. Schedule your tour today!

Last Updated: 8/27/2026 9:25:53 AM

Property Details:

County: Douglas**Nbhood:****Internet:****Area:** 265**Zoning:** Com/Res**Elementary:** Highland**Middle:** Reedsport**High:** Reedsport**Internet:** Yes**Address:** Yes**No Blog:** Yes**No AVM:** Yes**#Stories:** 2**# Total Units:** 6**Legal:** REEDSPORT

AMENDED R/R ADD, BLOCK

104, LOT N1/2 OF 6, ACRES

0.1, N

Tax ID: R10363**Seller Disc:** Disclosure**List Type:** Exclusive Right to Sell**Limited****Representation:** No**Opportunity Zone:****CC&R:****Parking:** /Carport, On Street**Garage:****Roof:** Membrane**Unreinforced Masonry****Building:****Storage:****Common****Amenities:** Laundry**Lot Size:** 3,000 to 4,999 SqFt**Lot Dimensions:****Lot Desc:** Corner Lot, Level**View:****Waterfront:****Body Water:****Road Surface:** Paved**Security:****Basement:** None**Foundation:** Slab**Exterior:** Brick, Wood Siding**Open House:****Upcoming Open House:****Broker Tour:****Upcoming Broker Tour:**

Utilities:

Cool: None**Water:** Public Water**Heat:** Wall Heater**Sewer:** Public Sewer**Fuel:** Electricity**Hot Water:** Electricity

Income/Expenses & Financial Information:

Actual Gross Income: \$91,080
Proj. Gross Income:
Actual Net Income: \$81,108
Proj. Net Income:
Actual Oper. Expenses: \$9,972
Proj. Oper. Expenses:
Cap Rate: 8.15
Gross Rent Multiplier: 10.92

Property Tax/Yr: \$4,728.57 / 2025
Spcl Asmt Balance:
Tax Deferral: No
Investor Info: According To Owner,
Leases, Rent Records
Terms Considered: Cash,
Conventional
Escrow Pref: Caryn-Cascade
Assumable Interest Rate:
Assumable Remaining Months
Ending:

Short Sale: No
\$ Pre-Approv: No
3rd Party: No
Bank Owned/Real Estate
Owned: No

Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	3	2	2250	1000	Microwave, Range, Refrigerator, Washer/Dryer
1	1	1	1525	700	Microwave, Range, Refrigerator
1	1	1	500	700	Microwave, Range, Refrigerator
1	2	1	1550	850	Microwave, Range, Refrigerator
1	1	1	915	700	Microwave, Range, Refrigerator
1	0	1	850	700	Microwave, Range, Refrigerator

Occupancy Types: Month To Month, Other

Rent Includes: Electricity, Water

Broker/Agent Data:

Agent: Melissa Stiltner
Agent Lic: 201240500
Email(s) Agent: melissa@teamburke.org
CoAgent:
CoAgent Email:
Office: Triple Oaks Realty LLC
BRCD: 5TOR01
Owner(s): WINCHESTER AVE LLC
Tran: 8/27/2026
Poss: Subject To Tenant Rights

Agent Ph: [541-225-8815](tel:541-225-8815) **Agent Cell:** **SAID:** STILTNER

Lic: 201240500

CoSAID:

CoBRCD:

CoPh:

Office Ph: [541-636-3666](tel:541-636-3666)

Agent Ext:

Fax:

Owner Perm. Resid: Yes

Manager:

Exp: 1/31/2027

FIRPTA: No

Owner Phone:

Manager Phone:

Comparable Information:

Original Price: \$995,000