



489 Front St

489 Front St, Junction City, OR 97448

UNITED
REAL ESTATE



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United Real Estate

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489 Front St

\$699,000

Tired of the big city issues? Well take a look at this building in Junction City, zoned C2 with approx. 7500 sqft of concrete floors, five natural gas heaters and wired with 3-Phase electric through-out. Knudtson MFG Inc operated a machine shop out of here for almost 60 years. The sale includes a 1 ton crane w/25' of wide track and a 10 HP air compressor w/steel lines through-out the building, 12' x 12' Truck Door, 225 sqft office w/ 75 sqft file room, 500 sqft showroom, 1.5 Bathrooms and two tax lots, each with a separate mailing address, 489 & 475 Front St....

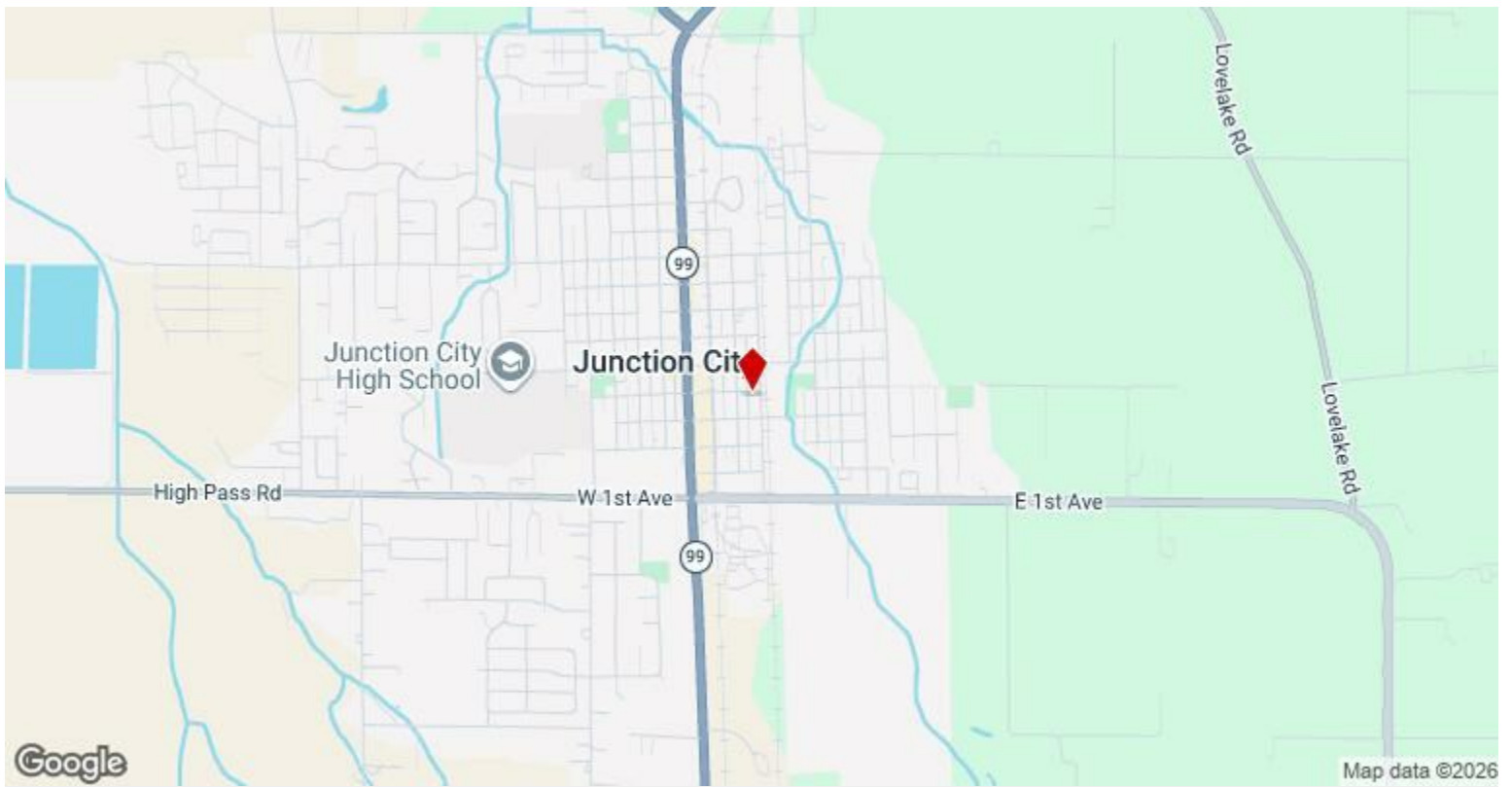
- 12 minutes to Beltline Hwy
- Priced to sell



Price:	\$699,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.17 AC
Gross Building Area:	10,013 SF
Rentable Building Area:	7,500 SF
No. Stories:	1
Year Built:	1910
Tenancy:	Single
Parking Ratio:	0/1,000 SF
Clear Ceiling Height:	22 FT
No. Drive In / Grade-Level Doors:	12
Zoning Description:	C-2

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Knudtson Manufacturing Inc	-	



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Property Photos



Building Photo



Building Photo

Property Photos



Interior Photo



Interior Photo

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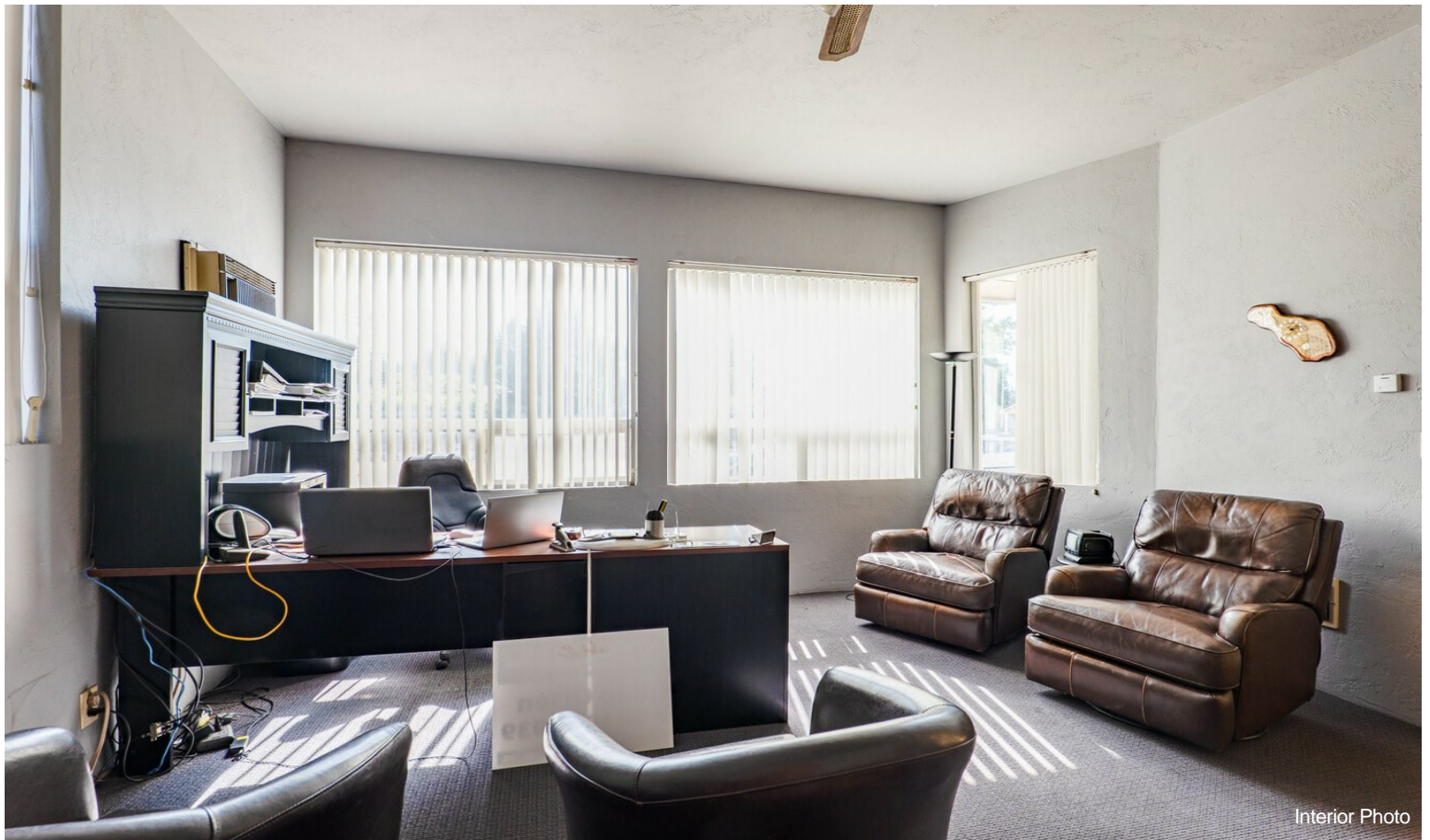


Interior Photo



Interior Photo

Property Photos



Property Photos



Building Photo



Building Photo

Property Photos

