

FOR SALE

Former **U.S. BANK BRANCH** 99 East 17th Avenue | Eugene, OR 97401



RETAIL OR INVESTMENT OPPORTUNITY

The \pm 3,712 SF former U.S. Bank branch, located at 99 East 17th Avenue in Eugene, Oregon, is situated on a 16,988 SF parcel.

- Located across the street from a Safeway Market
- Close proximity to the University of Oregon campus
- 10 on-site parking spaces
- US Bank will vacate prior to closing
- Priced at \$995,000

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PROPERTY SUMMARY

99 East 17th Avenue Eugene, Oregon 97401 ADDRESS

1961 YEAR BUILT

3,712* SQUARE FEET

16,988 SF (0.39 Acres)* LAND AREA

0% OCCUPANCY

\$995,000 ASKING PRICE

*Per County Assessor's Office

INVESTMENT HIGHLIGHTS

- Located on a major retail and commercial artery
- High exposure location Vehicle counts in excess of 7,350 per day
- U.S. Bank to vacate soon
- Located directly across from a Safeway Market
- Close proximity to downtown Eugene
- Near University of Oregon Campus
- Attractive setting
- Offered below current assessed value (\$1,159,752)
- Please do not disturb existing tenant



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