



“We’re next to the Bridge”  
100 Hwy. 101, Florence, OR

**COLDWELL BANKER**

**COAST REAL ESTATE**

**541-997-7777**

**NEW LISTINGS, PRICE REDUCTIONS FOR THE WEEK OF FEBRUARY 25TH, 2015**

**NEW**

**NO DOUBT ABOUT IT**  
This is the home you have been waiting for in Idylewood. Immaculate move-in ready condition. Includes a front porch, propane fireplace, and a deck in the back. Great kitchen-dining set up with bay windows and wood ceilings. **\$250,000** #10980 MLS#15060527

**NEW**

**12TH ST LOT**  
GREAT CORNER LOT IN TOWN. Quarter acre lot in town. Cleared with underground utilities available. **\$75,000** #10977 MLS#15580528

**NEW**

**EXCELLENT SOUTH LAKES LOCATION**  
Well cared for 2294 square foot home with many recent upgrades including hardiplank siding (2014), roof (2 years ago), bamboo flooring and ductless heat pump. Spacious rooms and meticulous grounds complete the package. 2 out-buildings. Value added & priced to sell! **\$270,000** #10946 MLS#14491905

**NEW**

**TURN-KEY PERFECTION**  
2 bedroom, 1.5 bath, 924 sq ft “Greentrees Gem” is move-in ready! Exterior shows perfection with newer roof, vinyl siding, vinyl windows and leaf-guard gutters. Interior speaks perfection with great room feel, beautiful kitchen, plastered walls, wood framed windows & granite bathroom counters. Visit to see how welcome you will feel! **\$98,500** #10978 MLS#15465797

**REDUCED**

**VACANT LOT IN SOUTH SHORE**  
Beautiful, one acre parcel in prestigious South Shore. All level, trees and Woahink Lake access. Gated community with fine homes. **\$85,000** #9496 MLS#10094497

**NEW**

**5609 FRIENDLY ACRES RD**  
RARE FIND! Rural 2+ acre parcel w/single level 3/2 home, plus dome guest house w/bath, plumbed for a kitchenette! 2 car garage and extra parking. 2 sunrooms, front and back, raised bed garden area & private fire pit area. Country living in a warm pocket north of town, convenient distance past Fred Meyer. Pellet stove. Heceta Water District. Perfect retirement awaits you with 2 acres; room to kick back, enjoy life, garden and putter! **\$289,000** #10979 MLS#14342227

**NEW**

**TWO 4-PLEX INVESTMENT OPPORTUNITY**  
Put your money to work in real estate. One of the best income properties we’ve had the pleasure of representing in a long time. Well-maintained by owner, newer siding, windows, paint, etc. 9.5% gross return annually. **\$695,000** #10976 MLS#15454841

**NEW**

**FAWN RIDGE WEST LOT**  
Ocean view lot in area of fine custom homes in gated Fawn Ridge subdivision. All underground utilities, protective CC&Rs. Cul-de-sac location, heavily treed and filled with native vegetation. 2nd story home would enhance the excellent views **\$85,000** #10975 MLS#15190841

**COMMERCIAL / MULTI-FAMILY PROPERTIES FOR SALE**

**OUTSTANDING VALUE!**  
Umpqua Riverfront 12 unit motel with owner/manager quarters. Spectacular river views from every room. Just 2 miles east of Dean Creek Elk Viewing area. Year round fishing! Perfect retirement set-up. Your own little piece of paradise! **\$472,000** #10526 MLS#12304009

**216 NOPAL STREET**  
Fantastic income property in Old Town Florence. Two apartments upstairs with wood burning fireplaces & decks with river views. Downstairs, two more units & one commercial space. Each unit is supplied with washer/dryer, range, refrigerator & dishwasher. On the side there is a storage/garbage area. Six off street deeded parking areas. Units consistently rented since it is in such a desirable area & the building is perfectly maintained. Make an appointment to see it! **\$495,000** #10961 MLS#15020586

**OPPORTUNITY KNOCKS!**  
2 PARCELS, 6.2 ACRES. Have you ever dreamt of independent living with a nice business on site, which you could open part time or full time, what ever you choose? Your dream comes true in this property! Price is for land & improvements including separate adjacent corner parcel. Ready going business is a bonus! See MLS#14160742. Watch the video. **\$495,000** #10880 MLS#14294267

**DREAM A LITTLE DREAM**  
Make your business aspirations a reality. Prime Hwy. 101 frontage and ample parking make this commercial land and building a perfect candidate to launch your vision. Priced right for investors too. Space has been divided to enable leasing to multiple tenants. Call to find out about owner terms. **\$435,000** #10578 MLS#13002057

**RE-DEVELOPMENT OPPORTUNITY**  
In the heart of Florence’s business/commercial district. 130’ Highway 101 frontage with older commercial building & 2 old, uninhabitable homes on Laurel Street behind. Many possibilities exist here...combination of commercial live/work space, multi-family, commercial/retail. A rare opportunity. **\$399,000** #10723 MLS#13463033

**184 MAPLE STREET**  
LARGE OLD TOWN BUILDING. Multi-use 2-story building has a fully equipped kitchen, large open spaces upstairs & downstairs, 3 restrooms with one upstairs; completely restored in 1991 plus newer roof & paint. Off-street parking for 7 cars. **\$339,900** #10822 MLS#14442565

**3120 HIGHWAY 101**  
Prime commercial building in the center of town, right off Hwy 101, full 1/2 city block. Eleven parking spaces in the front & more in the back. Almost 1000 sq ft of retail showroom w/natural sunlight. Another 1200 sq ft of warehouse/creative space w/roll-up garage door. Perfect for a service/retail store. Small kitchenette & bathroom. 2 small offices. Bank owned. **\$275,000** #10921 MLS#14521770

**4465 HIGHWAY 101**  
Highway 101 frontage. Building currently leased. Newer heat pump and roof. New carpet and vinyl. New windows. **\$238,000** #10370 MLS#12661128

**COMMERCIAL INCOME PROPERTY**  
New 5 year lease signed with National tenant. Excellent stability and steady income. Earn 7% cash on cash gross return over the 5-year period. Great Old Town location in newer upscale development. **\$227,550** #10363 MLS#12107493

**OUTSTANDING BUSINESS LOCATION**  
Outstanding location in heavy traffic area that’s located across the street from the post office. Over 1,000 square feet of retail/office area. Buyer to check with City of Florence for special uses on MSB zoning. Covered parking for one vehicle, and two parking spaces on-site. Ramp from parking area. Large rear yard. New roof in 2012. **\$199,000** #10955 MLS#14111015



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