

# COMMERCIAL & INCOME PROPERTIES



**\$399,000**

## 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. #10723 MLS#13463033



**\$399,000**

## OPPORTUNITY, OPPORTUNITY, OPPORTUNITY

Prime commercial building and land in the heart of business corridor. 120 ft. of Hwy. 101 frontage with plenty of parking and great visibility. Solid building ready for your vision whether you are an entrepreneur or investor. Call to learn about owner terms. #10578 MLS#13002057



**\$695,000**

## OUTSTANDING INCOME PROPERTY

Currently 9.5% gross return, with room to increase some below-market rents. Well-maintained, attractive apartments with covered parking. Decks and common BBQ area. Newer siding, paint, roofs, etc. This is one of the best income properties we've represented in a long time. Perfect 1031 exchange property for investors. #10976 MLS#15454841



**\$238,000**

## 4465 HIGHWAY 101

Highway 101 frontage. Building currently leased. Newer heat pump and roof. New carpet and vinyl. New windows. #10370 MLS#12661128



**\$199,900**

## NEWER COMMERCIAL PROPERTY

Ready for your next venture. Professional office, retail or ??? National tenant anchors the adjacent space. Capitalize on busy Old Town location in newer development with distinctive Northwest design. For sale or lease. #10363 MLS#12161412



**\$339,900**

## 184 MAPLE STREET

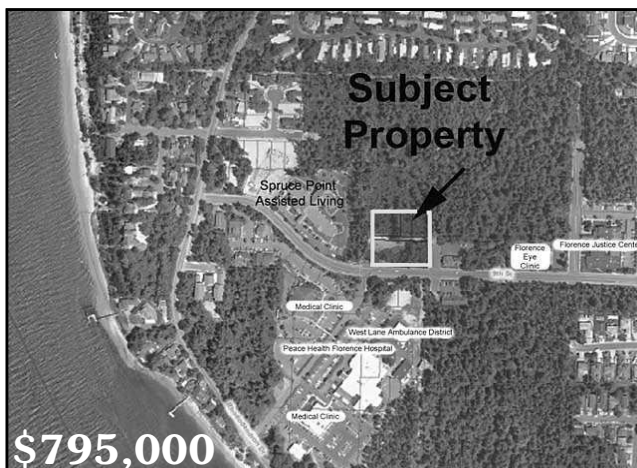
OLD TOWN COMMERCIAL BUILDING with its own off-street parking. 4700 sq. ft., 2-story building with a fully equipped kitchen. Original fir floors. Three restrooms. Storage areas. Restored in 1991. New roof in 2002. Repainted 2010. Multi-use. #10822 MLS#14442565



**\$149,000**

## OPPORTUNITY KNOCKING

For investors & entrepreneurs alike. Appealing & affordable Old Town location, adaptable to a variety of uses. Shops, galleries, offices, salons, would all be a terrific fit for this like-new commercial building. Be where the action is in charming Old Town Florence! #10987 MLS#15528021



**\$795,000**

## FULL CITY BLOCK

Across the street from 9th Street entrance to Peace Harbor Hospital in Florence, Oregon. One full city block - perhaps one of the area's most significant undeveloped vacant large parcels in the city. #10415 MLS#12636020

## SELL YOUR PROPERTY HERE!!

- Thousands of these magazines printed quarterly
- Prominently displayed at many area businesses
- Coldwell Banker Coast Real Estate had 51% involvement in all dollar volume of residential sales volume last year in the Florence area.
- Go with the market leader on the Oregon coast for the last 60 years, and the Nationwide leader in home sales.



**COLDWELL BANKER**

**COAST REAL ESTATE  
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