



"We're next to the Bridge"
100 Hwy. 101, Florence, OR

COLDWELL BANKER

COAST REAL ESTATE

541-997-7777

COMMERCIAL & INCOME PROPERTIES

STEADY 1031 EXCHANGE INCOME



OPPORTUNITY, OPPORTUNITY, OPPORTUNITY
Opportunity for investors or entrepreneurs. Commercial building and land in prime location. 120 feet of Highway 101 frontage, ample parking and great visibility. Upgraded building with heat pump. Great 1031 exchange property. Leased through Coastal Property Management and tenant attends to all interior maintenance. Solid tenant track record - in year 2 of a 5 year lease. **\$399,000** #10578 MLS#15263634

RE-DEVELOPMENT OPPORTUNITY



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

OLD TOWN COMMERCIAL



NEWER COMMERCIAL CONDOMINIUM IN OLD TOWN
Retail - Office - storefront. Excellent location - in the heart of Old town. Ground level, distinctive Pacific Northwest design and appeal. Includes ADA accessible restroom, storage and more. Ready for your next business venture. Currently leased through May 2017. Lease can be continued upon mutual agreement or use the space for yourself! **\$195,000** #10363 MLS#12161412

HWY. 101 WITH DRIVE-THRU



2465 HWY 101 - KFC BUILDING
Excellent commercial building on the Highway in the middle of bustling business district. Formerly a KFC restaurant for many years. Ample paved parking, covered drive thru. Well maintained building throughout its life. Same owner since new. Ready for your next commercial venture. **\$374,000** #11173 MLS#16105246

LOTS, ACREAGE AND DEVELOPMENT PROPERTIES

16 AC NEXT TO GOLF COURSE



DEVELOPMENT OPPORTUNITY
Development property in the heart of Florence. 16 acres next to Sandpines Golf Course. 37th & Oak access point, 35th Street frontage. Heavily wooded and filled with native vegetation for privacy. Ready for your next development project. Flexible pricing strategies. **\$750,000** #10994 MLS#15426589

RIVER VIEW



VIEWS AVAILABLE!
Wonderful ELEVATED lot with possible river and ocean views, depending on the elevation and design of your home. One of the very best lots remaining for elevated wrap around views of the river and surrounding area. **\$77,300** #9999 MLS#13080628

CITY, GOLF COURSE VIEWS



OCEAN & CITY VIEWS
Ocean & city views in gated community. Spectacular views from Rhododendron Dunes. Buildable lot in an upscale area. Very private with sunsets over the Pacific. Close to Ocean Dunes Golf Course. **\$38,500** #10283 MLS#11661214

WOAHINK LAKEFRONT

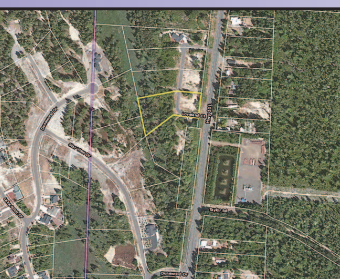


WOAHINK LAKEFRONT HOMESITE
This is about as rare and desirable as you will find. 2.14 acre homesite right on Summerbell Arm of Woahink Lake. This homesite is lake level with easy access to the clear waters of Woahink. It is level and very buildable. Located in a neighborhood of exquisite homes. This is where you want to build your lakefront home! Priced to sell! **\$349,000** #10556 MLS#12169320

1 ACRE - GREAT AREA



LOT 2 SUMMERBELL
Great, level 1 acre building parcel, wooded with underground utilities. Exceptional opportunity to own a wonderful homesite in an area of beautiful homes in the south Woahink Lake area. Seller plans have changed so they are offering at a fraction of what they paid. Possible owner financing. **\$119,000** #10912 MLS#14013607



2 ACRE BUILDING PARCEL NEAR BEACH
This is a great combination. 2 acre building lot with Heceta Water available, septic approved, paved road & trees. This parcel offers privacy near the beach in an area of nice homes. Manufactured home OK & excellent owner terms to qualified buyers. **\$58,000** #11107 MLS#15185355



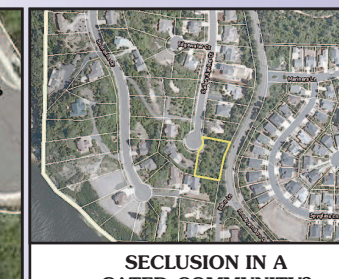
IMAGINE THE POSSIBILITIES
Six plus acres in beautiful north lakes area stretch the imagination with wonderful possibilities. Mercer Lake lot off Dahlin Rd. offers from its heights a scenic view of the Pacific Ocean. Lot has 100 feet of lake shore frontage! Great location for recreational activities! Potential site for building home with both ocean and lake views! Dwelling feasibility report available. Take a ride out, take a look, and let the possibilities take you away. **\$229,000** #11122 MLS#15055180



832 - 6TH ST
Four tax lots near the hospital and historic Old Town totaling 2.76 acres just waiting to be developed. Use your imagination, check to see how many homes you can put here. All city services are available. **\$275,000** #11064 MLS#15526798



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 view **\$69,900** #10975 MLS#15190841



SECLUSION IN A GATED COMMUNITY?
Here it is! Situated amongst lush vegetation this large lot affords privacy in a premier development. Time your walk to the overlook at sunset for jaw dropping views of the river, dunes and the Pacific Ocean. Located close to all conveniences and countless recreation opportunities. Start planning your dream home today. **\$99,000** #10962 MLS#15658694



MINUTES TO THE BEACH & OCEAN!
Water meter is in, sand filter septic installed and power available. Ready to build, house plans can be included for a beautiful 3-story home. Great opportunity for your own beach home! Seller states ocean views would be available from 2nd and 3rd story of home. Possible owner financing. Motivated sellers! **\$114,900** #10897 MLS#15435190

NEW OFFERINGS FOR THE WEEK OF AUGUST 3RD, 2016



SPACIOUS HOME
This home is on a large corner lot, fenced back yard with small greenhouse, some grapevines and a small strawberry patch. Family room with a slider to the yard. All offers need to be submitted during the online marketing event. **\$157,500** #11321 MLS#162506033



5607 CANARY RD
RURAL, SLOPING ACREAGE with barn, shop, and 5 acres of fenced pasture. It was small farm. Southern exposure. **\$295,000** #11320 MLS#16507589



NEWPORT BUSINESS OPPORTUNITY
This is a steal! Kitchen store business opportunity on Bay Blvd in Newport. Sale includes all inventory & fixtures, no blue sky. Name is not included in sale. Leased thru January 2018. **\$40,000** #11319 MLS#16661664



BANK OWNED
HOME IN REEDSPORT
Solid little home on a quiet street. Bathroom fixtures have been updated. Nice brick fireplace. Offers must be submitted to listing agent. It may take up to 7 calendar days for offer decision. Communication will be sent to buyers and next steps for accepted offer. Cash or conventional loan only. **\$99,900** #11318 MLS#16061902



PICTURE YOUR RV HERE
Great RV getaway spot or live here full time. Upgraded electrical service (200 amp) and extra RV hook-up for guests. Expansive, newly refinished deck, large cottage style stick built storage building, 2 portable storage units. Only a block from the clubhouse, laundry and post office. **\$59,000** #11315 MLS#16172403



IN TOWN HOME
Large corner lot. Home needs some TLC, but well worth the value with attached deck in front and a free standing deck in the large backyard. Great starter house for "do-it-yourselfers"! **\$159,900** #11314 MLS#16429504



Florence Homes App:
Download Today!
Search from your mobile device
"Locate Listings Nearby"
While touring the area

CYAN MAGENTA YELLOW BLACK