

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

**COLDWELL  
 BANKER**

**COAST REAL ESTATE**

**541-997-7777**

**COMMERCIAL PROPERTIES: READY FOR YOUR NEXT VENTURE**



**OFFICE BUILDING AVAILABLE**  
 Great commercial property: 1/2 block off Hwy. 101; ample street and lot parking; 1660 sq. ft. on .30 acre lot; Wheelchair ramp entrance; Reception-entry area; general and private office areas; lab area; two 1/4 baths; six multi-purpose meeting rooms. Great condition; Great opportunity, Locate your business here! Great Price! **\$255,000** #11366 MLS#16333396



**PRICE SLASHED \$50,000 FOR QUICK SALE!**  
 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. **\$325,000** #11173 MLS#16105246

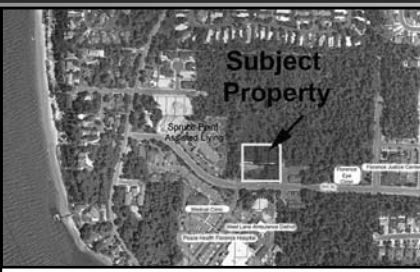


**DREAM A LITTLE DREAM**  
 Opportunity for investors or entrepreneurs. Commercial building and land in prime location. 120 feet of Highway 101 frontage, ample parking and great visibility. Upgraded building with heat pump. Good 1031 exchange property. Leased through Coastal Property Management and tenant attends to all interior maintenance. Solid tenant track record - in year 3 of a 5 year lease. **\$399,000** #10578 MLS#15263634



**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, 3 offices and storage. Very large open area with multiple use potential! Anchored by long term national tenant next door. This space is ready for your next business venture. Available for sale or long term lease. Inquire today! **\$195,000** #10363 MLS#12161412

**DEVELOPMENT PARCELS: READY FOR YOUR NEXT PROJECT**



**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. **\$795,000** #10415 MLS#12636020



**32ND STREET**  
 Good opportunity to purchase property in town. Possible owner financing with 1/3 down. Multi-family zoning provides for a wide variety of potential uses. **\$189,000** #10998 MLS#15197252



**24TH STREET EAST**  
 Property is contiguous with two other parcels which could provide access to Highway 101. Total of all 3 parcels: 1.28 acres. **\$119,000** #10257 MLS#11389684



**32ND STREET**  
 Multi-use Highway District property. Ideal for your new business. Possible variance for residential use. **\$48,000** #10997 MLS#15197330



**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. 12.5 acres available for **\$667,000**. 3.56 acres available for **\$285,000**. All 16 acres for **\$750,000** #10994 MLS#15426589

**WATERFRONT HOMES: ENJOY THE AREA LAKES AND RIVERS**



**BEAUTIFUL LAKEFRONT SETTING WITH PRIVATE DOCK**  
 Upper main level living, great room, with expansive lake views and wood burning fireplace. Beamed ceilings - dining area - kitchen and 2 bedroom suites. Sunroom off of dining area with glass enclosure. Custom built chair lift. Lower level family room and separated office and 1/2 bath & storage. Slider out to gentle sloping trail to Trex dock. Double car garage with attached potting and tool shed. Carter Bros. built home. What a view! Well maintained and cared for...beautiful landscaping. **\$449,000** #11248 MLS#16324990



**SILTCOOS LAKEFRONT CRAFTSMAN**  
 14 acres on a secluded Siltcoos Lake cove. A delightful Carter Brothers built craftsman home with outstanding views and extraordinary quiet. 2+ bedrooms, separate guest/caretaker cabin, large garden with greenhouse, boat dock, large garage and shop. The ultimate secluded lakefront home! **\$795,000** #11298 MLS#16551744



**SILTCOOS LAKE-LEVEL LAKEFRONT HOME.**  
 Sold fully furnished & ready to enjoy. Grass right down to the water's edge. Boat dock with lift. Panoramic water views. Home has been well maintained over the years and shows pride of ownership. Super clean and shows beautifully. A treasure on the lake! **\$495,000** #11337 MLS#16415937



**WONDERFUL WOAHINK LAKEFRONT PROPERTY!**  
 Awesome boat house and dock with lift and swim ladder. Imagine coastal paradise in a woody cabin with tons of storage and open spaces overlooking a tree-filled 3/4 acre. Sweeping lake views and sunny southern exposure. Enjoy all the recreation Woahink has to offer. Priced to Sell! **\$459,000** #11200 MLS#16646602

**ACREAGE: THE PRIVACY AND SPACE YOU DESIRE**



**LET YOUR IMAGINATION LOOSE & CREATE YOUR DREAM HOME**  
 Priced well below the appraised value, seller will consider all reasonable offers. Excellent opportunity for a larger home on nice level acreage. Large enough for an extended family or perhaps a group retreat location. Acres for a garden and orchard or a nursery, barn has stalls and an indoor arena. Large family/rec room, home theatre, formal dining room, library, craft room, workshop, game room. Finish to your taste! **\$799,000** #11090 MLS#15107218



**CANARY ROAD HOME**  
 Just 11 miles from Hwy 101, enjoy your totally secluded 10.46 acre creek front property. 1950's cabin has 2+ bedrooms, 1.5 baths, fir wood floors & tile. It has the look & feel of a cabin with some upgraded kitchen appliances plus working wood cook stove. Outside, a large deck overlooking Fiddle Creek, fenced garden area with fruit trees & blueberry bushes. Large shop, chicken coop, gathering pavilion. See amenities list. **\$399,000** #11355 MLS#16006838



**VINTAGE 5 BEDROOM FARMHOUSE ON 20+ ACRES**  
 This is a rural prize! 20+ acres nestled in a private valley/meadow surrounded by forestland abounding with wildlife. Complete with salmon creek, this original farmhouse is occupied by the second owner. There are several outbuildings, wonderful garden, room for livestock. There is even an incredible "forever view" potential homesite. If you have been looking, you have now found it! Priced to sell! **\$349,000** #11256 MLS#16406445



**5607 CANARY RD**  
 Beautiful sloping 5 acres with cozy 1993 mfd home, metal barn + outbuildings. Private, yet close to town. Great sun exposure and privacy. Ideal for horses. Close to Woahink Lake. **\$269,000** #11320 MLS#16507589



**TOP QUALITY - CUSTOM DESIGN**  
 2013 Carter Bros. built home with sweeping view of the North Fork of the Siuslaw River. Pasture and wooded views from every window! Ductless heat pump provides cool air (you'll need it here in this banana belt!). Propane fireplace cozies up your rainy days! RV hook-up, guest studio and large workshop/storage building. Mature landscaping, cedar grove, must see! **\$554,900** #11190 MLS#16488210

**LOTS IN AND AROUND FLORENCE: YOUR DREAM HOME STARTS HERE**



**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. **\$57,300** #9999 MLS#13080628



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



**88219 1ST AVE**  
 All squared away & ready to go. 0.14 acre lot one block from beach. All utilities are in, even comes with 2-story cabin plans so you can get that view of the ocean. **\$89,000** #11274 MLS#16002568



**OCEAN VIEW LOT**  
 Full city services available to this elevated lot in gated community with protective CCR's. Sellers will offer generous terms to qualified buyer. **\$99,995** #10223 MLS#11123588



**ENCHANTED VALLEY**  
 Bare 2+ acre parcel in Enchanted Valley. Septic approval, utilities are at the lot line. Picnic area and community dock on Mercer Lake. Buyer to check with HOA regarding possible boat slip availability. **\$110,000** #11279 MLS#16468173



**WOODED HOMESITE NEAR SOUTH LAKES**  
 Exciting new offering: 1.04 acres on heavily wooded home site. Underground utilities, water and septic approved. Stick-built homes only with tree preservation setbacks. Offered with possible owner financing makes this a great opportunity to build now or later. **\$149,000** #11372 MLS#16117740



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