

5454 Highway 126 Florence, OR \$735,000

Property Features for Listing #833/18686220

- Underground utilities!
- Potential for 2nd story residences
- Amazing View!
- Great Location on busy Hwy 126!
- Plenty of parking!
- Great opportunity for mixed use development



Rare commercial opportunity located along the banks of the Siuslaw River on the beautiful Oregon Coast. One 40x84 commercial building is partially constructed and ready for your final touches. The pilings are already in place for three approved 2-story commercial buildings and three observations decks. For added revenue, a second story could be river front residential units. Underground utilities in place. Plenty of parking for vehicles with trailers and/or 45 designated parking spaces. High volume traffic location right on HWY 126 as you enter Florence.

COME WITH YOUR IDEAS AND TAKE THIS COMMERCIAL OPPORTUNITY TO THE NEXT LEVEL!

**WEST COAST
REAL ESTATE
SERVICES, INC.**

**Your “West
Coast Team”**

**1870 HWY 126, SUITE A
PO BOX 3040
FLORENCE, OR 97439**

**CALL US AT: 541-997-7653
OR TOLL FREE: 866-967-7653**



WWW.JIMHOBERG.COM



Pilings-East Side



Front Entrance



Pilings-West Side



Parking Lot

The information contained herein is deemed reliable but is not guaranteed. Neither the Seller nor any Licensee warrants the square footage of any structures and/or size of the land. The buyer should exercise all due care and diligence to verify any information deemed material to their decision to purchase.