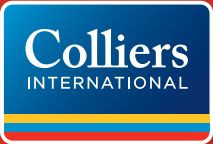


FOR SALE > FREE-STANDING BUILDING

Recreation/Redevelopment

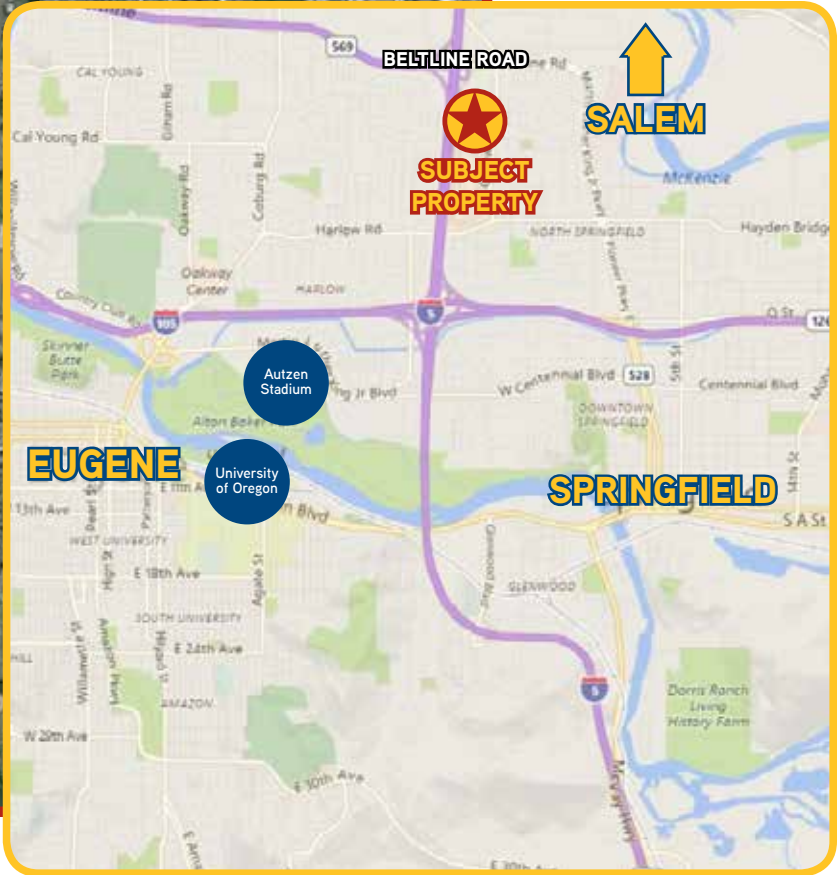
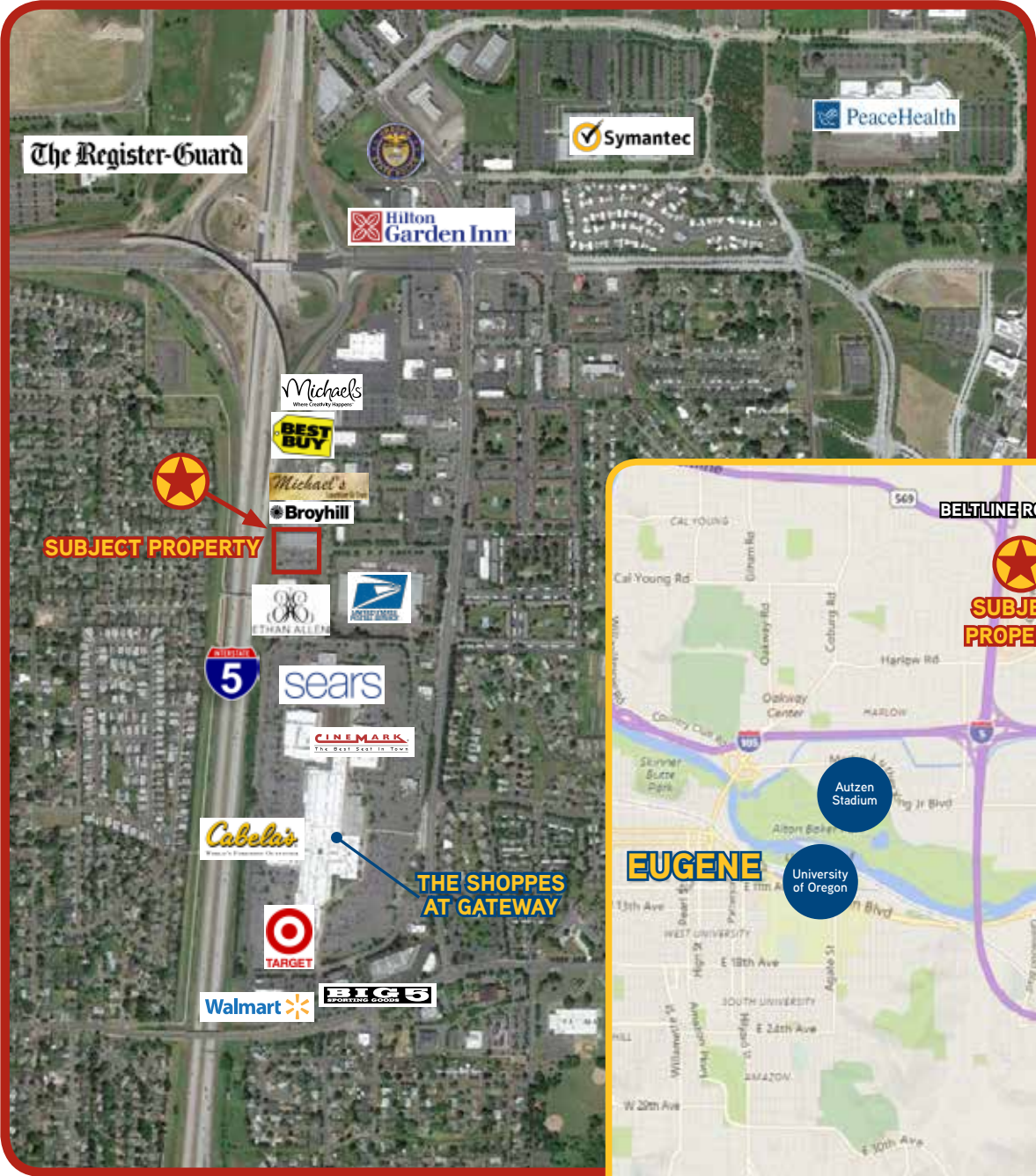
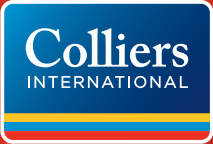
3188 GATEWAY LOOP SPRINGFIELD, OREGON 97477



FOR SALE > FREE-STANDING BUILDING

Recreation/Redevelopment

3188 GATEWAY LOOP SPRINGFIELD, OREGON 97477



Hard to find commercial building with exposure to the business section of I-5 in the Central Willamette Valley.

The current use is recreation roller skating rink but the zoning allows for a wide variety of commercial uses. Located a block from The Shoppes at Gateway, one of the area's largest shopping malls, the project's location, exposure to interstate 5, and large pylon sign makes this a unique user or redevelopment opportunity.

Property Details	
Building Shell	26,320 SF
Mezzanine Apartment	On second floor
Property Size	2.31 AC
Parking	Approximately 190 stalls
Year Built	1976
Traffic Count	61,824 ADT on I-5 at nearby Harlow Road
I-5 Frontage	283 feet
Clear Height	16'
Sprinklers	None
Occupancy	1,571 people
Zoning	CC - Community Commercial
2015-2016 Taxes	\$18,163.03
Sale Price	\$3,900,000



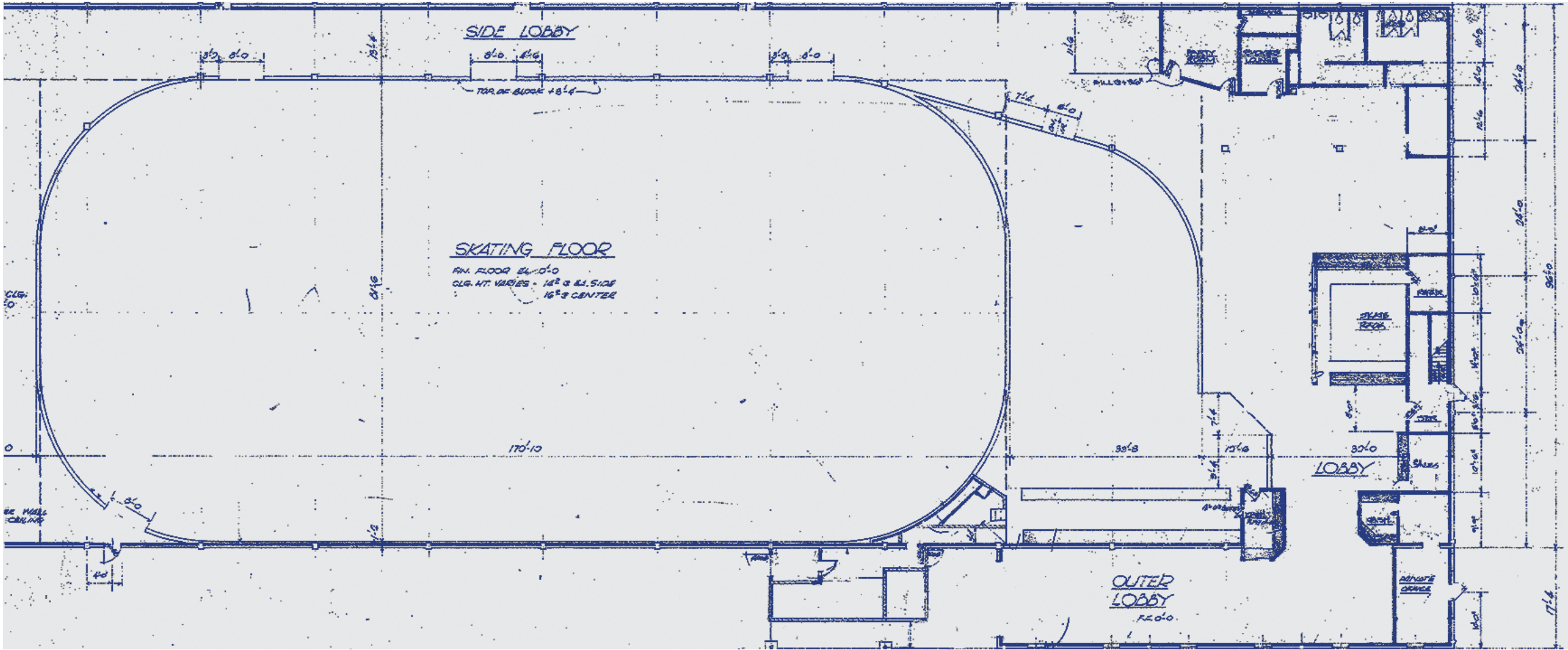
This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2017. All rights reserved.



Jon M. Rubey
Vice President
+1 503 499 0051
Portland, Oregon
jon.rubey@colliers.com

COLLIERS INTERNATIONAL
851 SW Sixth Avenue, Suite 1200
Portland, OR 97204
www.colliers.com

Recreation/Redevelopment



PROJECT OVERVIEW

- Located a block from The Shoppes at Gateway, one of the area's largest shopping malls
- Conveniently located between I-105 and the Beltline Freeway providing ease of access to the surrounding community of Eugene

BUILDING OVERVIEW

- Concrete tilt construction
- Fully operational skating facility
- 80' clear span floor area
- Electronic billboard lease in place
- Large pylon sign along I-5