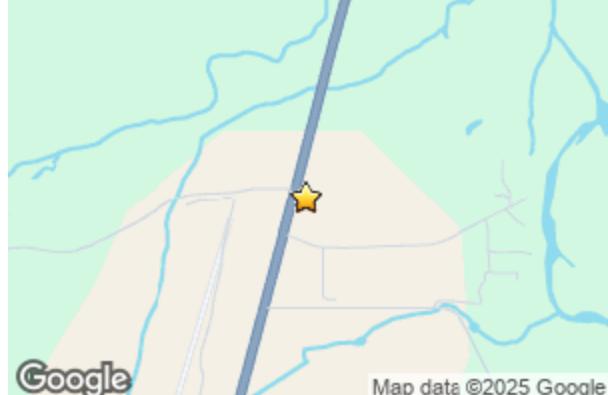


Commercial Sale MLS#220207155  
 30073 Redwood Highway  
 Cave Junction, OR 97523  
 County: Josephine  
 Section: Not Applicable  
 Cross Street: Patton Bar

Building Area Total: 3,060 Source: Assessor	1 # of Units Total	\$850,000
Business Type (AKA Sub Type)	2019 Year Built	Active DOM: 31 CDOM: 31



Parcel Number: R331797  
 Subdivision Name: N/A  
 Lot Size Square Feet: 60,113  
 Lot Size Acres: 1.38  
 Zoning: Ri; Rural Indust  
 Additional Parcels: No

**Public Remarks:** Exceptional chance to own this 3060 sq ft commercial building! Set on a securely fenced 1.38-acre lot zoned Rural Industrial, the property offers versatility for various businesses, including a professional lab setup. Built in 2019, it features private office space, ADA-compliant amenities, 3-phase power, backup diesel generator, specialized facilities like flammable chemical storage rooms, state-of-the-art HVAC, and compliant lab environment. Owner financing possible. Lab equipment and personal property for sale separately. Don't miss this chance to establish or expand your business in this strategically located, meticulously designed space!

General Property Information	Interior Information	Business Information
<b>CC&amp;R's:</b> No <b>Tax Annual Amount:</b> \$3,051.92 <b>Tax Year:</b> 2024 <b>Tax Lot:</b> 500	<b>Cooling:</b> Ductless; ENERGY STAR Qualified Equipment; Heat Pump <b>Heating:</b> Ductless; Electric; ENERGY STAR Qualified Equipment; Forced Air; Heat Pump <b>Flooring:</b> Tile <b>Security Features:</b> Carbon Monoxide Detector(s); Smoke Detector(s) <b>Lot Features:</b> Fenced; Level <b>Lot Size Acres:</b> 1.38 <b>Parking Details:</b> Parking: Yes; # of Parking Spaces: 2; # of Other Parking: 20; # of Carports: 0 <b>Parking Features:</b> Gated; Parking Lot; RV Access/Parking <b>Road Surface Type:</b> Paved <b>View:</b> Territorial	<b>Business Included?:</b> No
<b>Listing Office Information</b>	<b>Listing/Contract Information</b>	<b>Construction</b>
	<b>Original List Price:</b> \$899,000 <b>List Price per SqFt:</b> \$277.78 <b>Listing Contract Date:</b> 08/05/2025 <b>Listing Terms:</b> Cash; Conventional <b>Special Listing Conditions:</b> Standard	<b>New Construction:</b> No <b>Levels:</b> One <b>Common Walls:</b> No Common Walls; No One Above; No One Below <b>Construction Materials:</b> Frame <b>Basement:</b> None <b>Foundation Details:</b> Slab <b>Power Production:</b> Generator <b>Utilities:</b> Electricity Connected <b>Roof:</b> Metal <b>Sewer:</b> Private Sewer; Septic Tank <b>Water Source:</b> Private; Well

**Listing courtesy of:**



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