

# 220173174, 225 SW WESTERN AVE, GRANTS  
PASS, OR 97526, #220173174

For Sale. \$ 329,000.00



## 225 SW Western Ave, Grants Pass, OR, 97526, Southern Oregon

Ideal for 1st time homebuyers, investors, & developers. Discover this great opportunity in the heart of Grants Pass with this charming & versatile 1400+ sf home. #220173174-m2o ~ Click on Photo for more info! Investment gem in Grants Pass! Ideal for first-time home buyers, investors, & developers. Discover this great opportunity in the heart of Grants Pass with this charming & versatile home. Whether you're an investor looking to grow your portfolio, a developer to take advantage of the R-2 zoning, or a first-time home buyer ready to embark on home ownership, this property holds the key to your real estate dreams. Discover a world of fantastic features that define this property. From the versatile multi-unit zoning that sparks possibilities, to the simple yet spacious 1,416 sf, 3 bdrm that promise comfort. The .24 acre city lot is ready for your landscaping dreams or future development endeavors. And to top it all off, enjoy the utmost convenience with quick access to city amenities, including shopping centers, schools, and medical care. This property is the embodiment of endless potential & accessible living. Don't miss out on this opportunity. Call, text or e-mail today for all the details! #220173174-m2o ~ Click on Photo for more pictures!



Name	<b>Crystal Allemand</b>
Address	208 NW 6th St Suite #8, Grants Pass, Oregon
Phone	541-761-2518
Mobile	541-761-2518

### BASE INFORMATION:

Bed	: 3
Bath	: 1

### BUILDING INFORMATION:

House Style	: Single Level
Year Built	: 1962
Floor area (Total)	: 1416

### CONVENIENCE:

**General Amenities:** Cable / Satellite TV / Broadband Internet Avail, City Sewer, City Water, Garage Door Opener,  
**Appliance Amenities:** Air Conditioning, Heat Pump, Range/Oven Electric,  
**Exterior Amenities:** Carport, Deck/Patio, Deck/Patio - Covered , Exterior Lighting, Fencing, Garage, In-ground Sprinklers, Shed(s),  
**Interior Amenities:** Carpeted Floors, Ceiling Fan(s), Laundry Room, Vinyl Flooring,