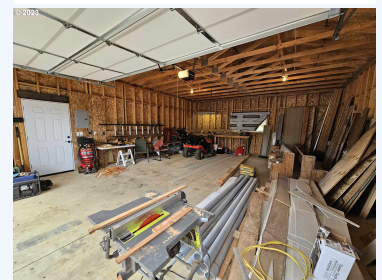


Multi-Family / Investment



1064 Cleveland Hill Rd, Roseburg, OR, 97471, Southern Oregon

Investment Opportunity! Unique property with 3 homes grandfathered in on 3.25 prime acres in Melrose. Many upgrades have been done on these homes. #24437223-m2o ~ Click on Photo for more info!
INVESTMENT OPPORTUNITY! Unique property with 3 homes grandfathered in on 3.25 prime acres in Melrose. Many upgrades have been done on these homes. Home #1040: 3 Bedroom/1 Bath/Laundry Room/Office, all NEW roof, mostly NEW plumbing, NEW wall furnace, electrical panel and sub panel, oversized 2-car garage, 220w and RV outlet (RV not included); Home #1036: 1 Bedroom/1 Bath, NEW shower and bathroom vanity, NEW ductless system, porch, septic tank, insulation, updated to 2023 standards; Home #1064: 3 Bedroom/2 Bath/Laundry Room, NEW water heater, NEW septic tank and drain field with Orenco pump system, NEW electrical panel. Still in process of remodel and upgrades including NEW electrical wiring and drywall. NEW Drywall and painting. All homes have double-pane vinyl windows, NEW water meters and waterlines from homes, and the electrical has been upgraded to underground power. Property is surrounded by a NEW 6-foot-tall livestock fence with two separate security gates. There are so many options for this property: Rent out all three homes for potential maximum income of \$4,000+ per month, live in one and rent out two for supplemental income, or bring the entire family to live on the property together. Don't miss this investment opportunity! Call, text or e-mail today for all the details!
#24437223-m2o ~ Click on Photo for more pictures!



| | |
|---------|-----------------------------------|
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BASE INFORMATION:

| | |
|--------------|-----------|
| Bed | : 7 |
| Bath | : 4 |
| Living Areas | : 3 Homes |

LAND INFORMATION:

| | |
|-------------|--------|
| Total acres | : 3.25 |
| Square feet | : 3431 |

BUILDING INFORMATION:

| | |
|------------------|----------------|
| House Style | : Single Level |
| Year Built | : 1934 |
| Number of Floors | : 1 |

CONVENIENCE:

General Amenities: Well,Septic,
Accessibility Amenities: Walk-in Shower,
Appliance Amenities: Heat - Electric Wall or Other,Ductless Heating / Cooling,Air Conditioning,
Exterior Amenities: RV Parking,RV Hook-ups,Gated Entry,Garage,Fencing,Deck/Patio - Covered ,Deck/Patio,
Interior Amenities: Vinyl Windows,Tile Flooring,Office,Laundry Room,Hardwood Floors,Celing Fan(s),Carpeted Floors,
Security Amenities: Security Gate,