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37 SE Dorion
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Fax 541-276-6749

COMMERCIAL

\$2500.00 MONTH COMMERCIAL LEASE. This long established retail and food service location is located on a high traffic street in Pendleton. Excellent visibility and ease of access. 3 blocks from Pendleton Round Up Grounds. **KEVIN HALE 541-969-8243** cell. #14121899

\$17.00/PER S.F./YEAR - A-1 RETAIL/OFFICE SPACE @ \$17.00/PER S.F. PER YEAR - COMMERCIAL LEASE. Nice, newer strip shopping mall across from Walmart in Pendleton's main retail shopping area. Near Melanie Square Safeway, GameStop and Pizza Hut are current tenants in this center. Good parking. Call **JEFF FARLEY 541-276-0021** for more information. #14080718

\$520,000 - COMMERCIAL/RESIDENTIAL - NEXT TO NEW HOSPITAL OPTIONS FOR MANY USES. Main living space w/4 bedrooms, 2 baths, large kitchen and great room plus formal living room. Studio apartment. Large 3 car garage. Over 1000 sq ft m/l) shop with 10' overhead door and 16' ceilings. 2800 sq ft in basement includes finished play area and dance studio. 1 acre lot across from large city park. Fruit trees. Prequalified parties please call **VICKI DICK 541-969-9441** cell for your showing. #15460491 ALSO LISTED AS COMMERCIAL

\$495,000 - FOR SALE OR LEASE WAREHOUSE/OFFICE SPACE in Pendleton Industrial Park at the airport. 2 loading docks and approx. 6,000 s.f. of warehouse. Approx. 6,000 s.f. of office space with offices, conference rooms, IT with some equipment, bathrooms, reception, etc. Located Barnhart Rd. for easy, flat access to I84. **JEFF FARLEY 541-276-0021**. #12644123

\$399,900 - COMMERCIAL OFFICE BUILDING IN THE HEART OF DOWNTOWN - Nice investment opportunity! 9 offices on 2nd floor and 4 street level businesses with strong, long term rental history. Nicely updated systems. Building is located on high traffic corner with alley access. Please call **DEBI BYRNES 541-379-0404** cell, if this is a venture you would like to pursue. #15061225

\$399,000 - 19,050 S.F.(M/L) WAREHOUSE IN NE RIVERSIDE AREA of Pendleton, OR. This building is ready to occupy or convert to multiple warehouse/storage use. Zoned M1 this building could be used for manufacturing, wholesale, retail, or industrial use. Please see the M1 zoning sheets in the disclosures. This building has been utilized as a grocery store, and as industrial storage in the past. The building is in excellent shape with 2 loading docks on the north side, upgraded lighting, sprinkler system, and has a 1000 amp, 3 phase electrical service. More than enough power for most uses. It sits on 2.3 acres so it has outstanding space and function. The parking lot is paved and ready for use. This building and lot could not be bought and built for this price. Prequalified buyers only. **KEVIN HALE 541-969-8243** cell. #14027997

\$360,000 - COMMERCIAL BLDG. 3009 S.F. (M/L) GRADE A PROFESSIONAL BUILDING with 10-15 space parking lot adjacent to building. Currently leased to a Medical Professional. This building provides an excellent opportunity for an investor. Designed for Physicians, Dental, Legal, or Accounting Firm. This layout would allow for one or more businesses to locate on this high traffic and very visible location. Please call **KEVIN HALE 541-969-8243** cell or **TODD LONGGOOD 541-571-3032** cell to learn more about the property. #14470283

\$350,000 - OFFICE BUILDING WITH TWO SEPARATE SIDES, could be used as one office space or two separate business offices. Previously Blue Cross/Blue Shield office, located on SE Frazer. Two story brick building with basement, has lots of space plus kitchen area. Paved lot/parking. Gas heat & cool. Call **CARI VOLGER 541-377-5058** cell for more information and to schedule a showing. #14285225

\$280,000 - COMMERCIAL - OFFICE WITH A VIEW! Currently Northwest Farm & Ranch Appraisals, LLC office. Absolutely stunning view property. Possible conversion to residential. Near I-84, Red Lion, Farm Credit, ASCS. 2 half baths, 1 full. A great option for beautiful view office just 5 minutes from downtown. Potential to convert to residence. **JEFF FARLEY 541-276-0021**. #15084901

\$225,000 - LIVE THE AMERICAN DREAM and own your own business. Established and profitable business opportunity in downtown Pendleton, Or. This opportunity includes both a uniquely themed business restaurant and the building. The building is 1500 s.f. (m/l) on the main floor and has a basement that is currently storage for the business. The building has been remodeled in the recent past and currently houses the Main Street Diner. Listing includes all of the furniture and equipment. Owner wishes to retire, so take advantage of this opportunity to be your own boss. **KEVIN HALE 541-969-8243** cell. #1455855

\$170,000 - UNIQUE DOWNTOWN BUILDING. This building features a total of 3980 s.f. (m/l), 1000 s.f. (m/l) of office space that includes kitchen and bathroom areas. 2980 s.f. (m/l) of warehouse space. New front put on building in November '13. **CARI VOLGER 541-377-5058**. #13574111.

\$145,000 - MAJOR PRICE REDUCTION! PRIME COMMERCIAL LOCATION in downtown Pendleton. Corner lot 100'x100'. Existing building is a CMU block building and has a drive thru area and an OH door service bay area with quite a bit of storage space. This building and lot are currently being used as a retail/convenience store, but location is suitable for several uses. Call **KEVIN HALE 541-969-8243** cell to learn more. #14606350

\$134,900 - LOCATE YOUR BUSINESS with the greatest concentration of retail and business activity. High traffic counts and zoned C-1 with many business uses permitted. Corner lot with 100' frontage off of Emigrant. **GLENN GABOURY 541-276-0021**. #12422421

\$129,900 - LOCATION, LOCATION, LOCATION! This office offers excellent location, traffic visibility and price. This office has 1,100 Sq. Ft. offers 3 separate offices with a larger meeting area, plus a full kitchen and back patio break room area. 4 parking spaces on lower lot. Priced at \$129,900 this listing offers a great opportunity to have a high profile location right on Hwy 395. Please call **KEVIN HALE 541-969-8243** cell to schedule a showing or to find out more information. #15510568

\$50,000 - COMMERCIAL - Transmission tower on the ridge near Helix, Or. Approximately 80 feet tall, with 552 square foot concrete block building. Chain link fence. Basic shell and tower structure currently not in use. Near wind towers. Very rare and unique. No water, septic. No power currently. **JEFF FARLEY 541-276-0021**. #15391525

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LOTS & ACREAGE

\$4,424,036 - PREMIER - COMMERCIAL LOTS AVAILABLE. Directly across Hwy 395 from the new hospital. SW 37th Extension is complete and the access road to the north side of these lots is also completed with SW 32nd Place. All utilities installed. Lots are ready to develop or build to your needs. Prime location for commercial and business development, take advantage of the increased traffic flow and ease of access. Lots available from 6.73 acres @ \$10.50 s.f., 1.27 acres @ \$12.50 s.f., .75 acres @ \$12.50 s.f., .45 acres @ \$12.50 s.f. with a total of 9.2 acres available, all can be adjusted to suit your needs. **KEVIN HALE 541-969-8243** cell. #11336593

\$350,000 - SOUTHGATE AREA, 2.14 ACRES of prime commercial real estate on 2 tax lots. Located right on Hwy 395, next to Roosters and the Round Up Athletic Club. Close to the new Hospital, perfect location for Medical, Dental, Health related development. Competitively marketed at \$3.25 Sq Ft. Priced to sell and shovel ready to build. Please call **KEVIN HALE 541-969-8243**, he has all the details! #15504897

\$215,000 - 11.24 ACRES right outside of town. Two tax lots, each are buildable. Beautiful location overlooking the Umatilla River and West Pendleton. Please call **KEVIN HALE, 541-969-8243** cell to learn more. #15179009

\$149,900 NEW - LOOKING FOR A LOCATION TO BUILD YOUR DREAM HOME? Look no further. This listing offers 3.31 acres on Jerico Lane with an existing barn, corrals, plus 2 acres of water rights. Don't miss this great view lot. Please call **KEVIN HALE @ 541-969-8243** to learn more. #15675932

\$115,000 - FLAT, COMMERCIAL/ INDUSTRIAL LOT fronting Hwy 11. Great for storage units (the process had been started, some paperwork available). High traffic State highway. Not in flood plain. Sell will carry contract with qualified purchaser and strong down payment. **JEFF FARLEY 541-276-0021**. #14255397

\$115,000 - TOP OF NORTH HILL 1.09 ACRES, great view lot on NE 3rd. It is the last lot on the right, open views of the Blue Mountains. Utilities available. **KEVIN HALE 541-969-8243** cell. #15597144

EXECUTIVE HOME LOTS. North Main area. Large lots from 0.35 to 0.95 acre. **\$55,000 TO \$115,000.** Panoramic views of mountains and city, you can see for miles around. Broker owned. Call **VICKI DICK 541-276-0021** or **969-9441** cell.

\$99,900 - RARE RESIDENTIAL LOT - 9.71 acres overlooking the Umatilla River, downtown Pendleton, and the Blue Mountains. Conveniently close to town yet offers country like feel. Access on private road, utilities are nearby. This lot will make you think about building a new home. Zoned R2. Price to sell. **JEFF FARLEY 541-276-0021**. 13112258

\$75,000 - BEST VIEW LOT IN TOWN! Unobstructed view of Pendleton and the Blue Mountains. This lot is a must see if you are planning on building a new home. Don't wait! **KEVIN HALE 541-969-8243** cell. #1532998

\$65,000 - BUILDING LOT - NOW AVAILABLE. Great location, utilities at the street/lot. Check this lot out if you are looking to build. **KEVIN HALE 541-969-8243** cell. #15068065

\$65,000 - ROYAL RIDGE AREA. Large oversized lot ready to build. Desirable corner lot with all utilities and ready to build NOW! Please call **KEVIN HALE 541-969-8243**. #15294144

\$55,000 - NEW LOT - 2 tax lots. North lot is currently paved parking lot. South lot removed building, address is 511 SE 17th. Zoned Service Commercial (C3) allows for many options. Check with city. Great property for multi-family, office, etc. Across from old hospital. 3 phase and easement for state HWY on North edge. Cannot be used as a medical facility. **JEFF FARLEY 541-276-0021**. #15572127

\$45,000 - PRICE REDUCED! GREAT VIEWS - 1.49 ACRES ON 2 CITY TAX LOTS. Zoned for stick built or manufactured home. City sewer and water to property. Call **CARI VOLGER 541-377-5058** cell for more information. #13575330

\$36,000 - READY TO BUILD LOT! 6510 s.f.(m/l) lot on a quiet Cul-de-sac. This flat lot has all City services and utilities. 3540 NE King Pl. Easy access to Hwy. 11. Please call **KEVIN HALE 541-969-9441** cell for more information. #15576732

\$35,000 - PENDING - Nice level bare lot across from old hospital site. House was removed. Service Commercial zone (C3) offer many potential uses. Check with city for possibility to site a single family residence. Cannot be used as medical facility. **JEFF FARLEY 541-276-0021**. #15420923

\$32,900 - GREAT BUILDABLE CORNER LOT overlooking Pendleton with mountain views as well! Located at entrance to cul-de-sac on quiet street. All utilities readily available at street. Call **DEBI BYRNES 541-379-0404**. #15184321

\$32,900 - PHASE 3, OVERLOOK TERRACE. Large range of prices and lot sizes, several with views. Zoned for manufactured homes. **MARSHA MORGAN 541-377-5152** cell.

\$32,500 - NEW -

\$32,000 - BLUE MTN. HEIGHTS - Buildable lot ready for you to start your new home. Water and sewer at the street. Very affordable at \$28,000. Call **KEVIN HALE 541-969-8243** cell to learn more. #10053700

\$25,000 - TWO CITY LOTS W/SINGLE CAR GARAGE ON PROPERTY. 2 city lots about the river walk. Utilities are hooked up to lot. Manufactured home approved. **MARSHA MORGAN 541-377-5152** cell. #11635105

\$25,000 - PILOT ROCK - BRING YOUR LAND HOME PKG LOANS HERE! Place your home out in the country, just outside Pilot Rock! Please call **MARSHA MORGAN 541-377-5152** cell or **276-0021**. #7606564

\$25,000 - NEW LOT - HIGH VISIBILITY COMMERCIAL LOT ON STATE HWY. Bare land consists of 3 tax lots in "L" shape. Buildings have been removed. Great for Multi-family, office. Check with city on zoning. Cannot be used as medical facility. **JEFF FARLEY 541-276-0021** for more information. #15244302

\$20,000 NEW PRICE REDUCTION - READY TO BUILD! Great unobstructed views. Lot has been leveled for home site. Power, sewer/water close by. **CARI VOLGER 541-377-5058** cell for more information. #15001353

\$20,000 - NEW/ UKIAH LOT - NICE BUILDABLE LOT WITH VIEWS IN UKIAH. Water and sewer is ready on the property, and power is available at the street. Manufactured or stick-built home approved, or even a nice place to set up camp for big game hunting, fishing and mountain recreation. **DEBI BYRNES 541-379-0404**. #15378904

\$18,000 - NEW LOT - BUILDABLE PILOT ROCK LOT - City water on site and sewer and power available at street. Fully fenced and includes 12 x 30 garage/shop. Zoned for site built or manufactured home. Please call **DEBI BYRNES 541-276-0021** for more information. #15515775

\$15,500 - PENDLETON SPECIAL/BUILDABLE CITY LOT W/VIEWS. City utilities available at street. Buyer to check w/City for permits. **MARSHA MORGAN 541-377-5152** cell. #13111640.

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