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COLDWELL BANKER

www.coldwellbankerwhitney.com
cb@coldwellbankerwhitney.com

WHITNEY AND ASSOCIATES

37 SE Dorion
Pendleton, OR 97801
541-276-0021 • Fax 541-276-6749

LOTS & ACREAGE

\$4,424,036 - PREMIER - COMMERCIAL LOTS AVAILABLE. Directly across Hwy 395 from the new hospital. SW 37th Extension is complete, the access road to the north side of these lots is also completed with SW 32nd Pl. 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 & 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 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 SF. Priced to sell, shovel ready to build. Please call **KEVIN HALE @ 541-969-8243** for details! #15504897

\$230,000 - 17.1 ACRES on Hwy 395 South of Pendleton. This acreage has 5.7 acres of water rights and can be divided into two parcels. Located just to the west of the Hwy 395 bridge over McKay Creek, below McKay Dam, this offering is close to town and has direct access to Hwy 395. Seller will have some setbacks/building restrictions for the north property line. **KEVIN HALE 541-969-8243** cell #15607806

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

\$119,000 NEW/ACREAGE - 4.22 acres located at the north end of NE 40th, just off Riverside Ave. Buildable for one home, utilities available. South end on the flat, north end sloped. On the reservation, zoned AG-2. Call **JERRY BAKER 541-969-6378** cell. #16118771

\$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. **JEF FARLEY 541-276-0021.** #14255397

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. **JEF FARLEY 541-276-0021.** 13112258

\$89,000 - NEW/ACREAGE - BEAUTIFUL MOUNTAIN PROPERTY only minutes away from Pendleton. 7.32 Acres along Old Emigrant Road. Great views and very private. Buildable upon securing a conditional use permit from Tribal Planning. Zoned G-1. Call **JERRY BAKER 541-969-6378** cell. #16042939

\$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. #15332998

\$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 the city. This is a great property for a 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. **JEF FARLEY 541-276-0021.** #15572127

\$48,500 - NEW/SUNRIDGE - BUILD YOUR DREAM HOME HERE, close to all Pendleton amenities. Stick built homes only, see CCR's. Level vacant lot with mountain views on edge of Urban Growth Development boundary line. Seller had this flag lot leveled and placed some rock in driveway. 2 Apple trees planted. Recorded shared access on driveway into flag lot, see plat map. **MARSHA MORGAN 541-377-5152** cell. #16276937

\$45,000 - 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 - ROYAL RIDGE LOT. Top quality homes in this area help to maintain the value of your home. Owner has a topo map for the

buyer to site their home on the lot. Unobstructed views of the Blue Mountains. This is a wonderful lot to build on. **KEVIN HALE 541-969-8243** cell. #16526653

\$35,000 - 1.58 ACRES ON WESTGATE. Accessible from Marietta Road. Private location with secure access. This lots is priced to sell. Please call **KEVIN HALE 541-969-8243** cell to learn more. #15427674

\$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.

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

\$29,500 - BUILDABLE LOT IN RICE ADDITION. Large oversized lot, graded for a daylight basement. If you are ready to build, be sure to check this lot out. Call **KEVIN HALE 541-969-8243** cell for more information. #15120074

\$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 - 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. **JEF FARLEY 541-276-0021** for more information. #15244302

\$25,000 - NEW - Buildable lot on SE 10th. Attractive location on the flats, services at the street. Priced to sell. Please call **KEVIN HALE @541-969-8243** to learn more. #16685017

\$20,000 - 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 - 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

\$70,000

GREAT STARTER HOME OR RENTAL. Priced to sell quickly. Motivated seller. Great investment property. Could be changed to 3 bedroom. Sold AS IS. Buyer gains equity by putting in their efforts. **DAWN BLALACK 541-310-9563** cell. #15212314

\$69,900

2 BED 1 BATH HOME WITH 752 SQ FT, newer metal roof, gas heat and a fenced yard. **INVESTOR SPECIAL.** Currently a rental that rents for \$600 per month. Please call **KEVIN HALE @ 541-2-9698243** cell to schedule a time to see or learn more about the great opportunity to have your money work for you in Real Estate. #15031093

\$55,000

GREAT SET-UP FOR RV with 12'x52' deck with 10'x10' gazebo. City water & sewer hook-ups for 2 RV's. Landscaped and fenced with an 8'x10' storage shed. 50 amp electrical service. Call **DEBI BYRNES 541-276-0021** for more information. #12046446

UKIAH RV**\$69,900**

INVESTMENT OPPORTUNITY. 1096 sf(m/l), 3 bed 1 bath home that is currently a rental, but could be a good starter house too. Rent is \$650 per month for this one level home with off street parking. Priced to sell @ \$69,900 please call **KEVIN HALE @ 541-9698243** cell to discuss all the possibilities that Real Estate could hold for you. #15248647

\$69,000

3 BEDROOM, 1281 SF(M/L). This is an Estate and will require Court approval which might take 30 days. Please let your clients know. Call **KEVIN HALE 541-969-8243** cell for more information. #16623473

\$40,000

FIX UP OPPORTUNITY across from (soon to be) new Washington Grade School corner lot. At this price seller will repair roof and small garage. Has had fee appraisal to determine price. **SOLD AS IS. VICKI DICK 5451-969-9441** cell. #16390766

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. #16328818

\$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 **JEF FARLEY 541-276-0021** for more information. #15010614

\$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. **JEF FARLEY 541-276-0021.** #12644123

\$494,500 - COMMERCIAL PROPERTY - 6,000 SF/(L) COMMERCIAL BUILDING ON 1.52 ACRES. Currently used as a manufacturing plant. Building includes 3 offices, kitchen, and

handicap accessible restroom with shower. Warehouse has concrete flooring, truck door for loading, 2 man doors, and extra storage in loft. Forced air gas heat and cool. Building is metal with a metal roof for easy upkeep. Nicely landscaped. Call **CARI VOLGER 541-377-5058** cell for an appointment to see this listing. #16273028

\$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

\$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. **KEVIN HALE 541-969-8243** cell. #12422421

\$129,900 - LOCATION, LOCATION, LOCATION! This office offers excellent location, traffic visibility and price. This office has 1100 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