

COLDWELL BANKER



WHITNEY AND ASSOCIATES

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

LOTS & LAND

PREMIER COMMERCIAL LOTS AVAILABLE. Located 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 @ \$7,000 sf, 1.27 acres @ \$8.50 sf., .75 acres @ \$8.50 sf., .45 acres @ \$8.50 sf. with a total of 9.2 acres available, all can be adjusted to suit your needs. Kevin Hale 541-969-8243cell. #11336593

\$350,000 HERMISTON
6.29 ACRES OF GROUND ZONED RSC (Retail Service Commercial), between Kirk Road and Hwy 395. Includes a 1280 sf(m/l) home, 2 bed, 1 bath. Huge potential for a business location with excellent access. Ideal for storage units, RV park, retail lot or other commercial business. Owner willing to carry contract with 35% down and good credit. Jerry Baker 541-969-8243cell. #16251626

\$295,000 SOUTHGATE COMMERCIAL LOT. Be located in this premier traffic and business area. This vacant lot is adjacent to the Pediatric Clinic and offers full utilities at the curb and a ready to build site. Where else can you have access to thousands of potential clients who walk and drive by every year? Please call Kevin Hale 541-969-8243cell to find out if this is the right location for your business. #16559795

\$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 541-969-8243cell. #15607806

\$199,000 11.24 ACRES
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 541-969-8243cell to learn more. #15179009

\$139,000 NEW/ACREAGE
Looking for a location to build your dream home? Look no further. This 3.31 acre parcel has 2 acres of water rights and an existing barn on Jenco Ln. Overlooking the McKay Creek/McKay Dam valley, this is an ideal location to enjoy a mini farm or for just a little elbow room. Kevin Hale 541-969-8243cell. #11706937

\$120,000 NEW/1.56 ACRES
3 lots overlooking McKay Reservoir, 1.56 acres total, DEQ approved for septic. Fantastic opportunity to build your dream home overlooking the reservoir with great views of the Blue Mountains. This private, quiet location is a rare find, don't miss the opportunity to own this treasured spot. Please call Kevin Hale 541-969-8243 to get the full details. #17397917

\$99,000 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. Zone R2. Priced to sell. Jeff Farley 541-276-0021. #113112258

\$90,000 NEW/ADAMS LOT
2.34 acre lot in Adams. Property along creek is in flood zone, but there is still plenty of ground outside the flood zone to build on. Existing barn on property. Jerry Baker 541-969-8243cell. #17590199

\$75,000 2.42 ACRE LOT, 240 S. Old Highway 11, between Old Highway 11 and Wildhorse Creek Rd. Approved to build, manufactured home okay. Horses okay #17631867

\$75,000 2.41 ACRE LOT, 220 S. OLD HIGHWAY 11, between Old Highway 11 and Wildhorse Creek Rd. Approved to build, manufactured home okay. Horses okay. #17337155

\$65,000 1.64 acre lot, 140 Old Highway 11, between Old Highway 11 and Wildhorse Creek. Approved to build, manufactured home okay. Horses okay. Jerry Baker 541-969-8243cell. #17408650

\$65,000 COVE
COVE/LOOKING for a great location to build your dream home? This 2.51 acre lot has lots of potential with beautiful views of the mountains and the valley below. Enjoy the amenities of the beautiful town of Cove. Carolyn Rowler 541-786-0822cell. #1685741

\$60,000 GREAT VIEW LOT! 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 541-969-8243cell. #15332988

\$50,000 ROYAL RIDGE AREA. Large oversized lot ready to build. Desirable corner lot with all utilities and ready to build NOW. Please call Kevin Hale 541-969-8243cell. #15294144

\$50,000 UKIAH/RV
GREAT SETUP FOR RV with 12' x 52' deck with 10' x 10' gazebo. City water & sewer hook-ups for 2 RV's. Landscaped and fenced with an 8' x 10' storage shed. 50 amp electrical service. Call Jeff Farley 541-969-8243cell for more information. #16413789

\$45,500 SUNRIDGE
BUILD YOUR DREAM HOME HERE, close to all Pendleton amenities. Stick built home 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 plan map. Marsha Morgan 541-377-5152cell. #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 541-377-5098cell for more information. #13575330

\$45,000 PENDING
A GREAT FIND in city for your new home, manufactured or stick. Check with City for details to develop. 1.5 acres next to East end of River Walk Way. Level parcel with utilities near. Call Vicki Dick 541-969-9441cell for more information. #16088762

\$32,900 PENDLETON CITY LOTS! All one price! Let us place a brand new KIT double-wide manufactured home for you. Some lots have sold, call for availability, sizes vary. Call Marsha Morgan to look at floor plans & the home of your choice & colors at 541-377-5152cell.

\$32,500 PILOT ROCK/1.14 ACRES
GREAT VIEW LOT perched on the hill in a nice location in Pilot Rock on 1.14 acres with the potential of dividing/developing. Sewer is available at the bottom of lot. Perfect for building your dream home with the potential of partitioning up to 3 additional lots to offset costs. Property broker owned. Jeff Farley 541-276-0021. #16497070

\$32,000 ROYAL RIDGE LOT. Top quality homes in this area help to maintain the value of your home. Owner has top 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 541-969-8243cell. #16526653

\$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 541-969-8243cell. #15120074

\$29,000 BLUE MTN. HEIGHTS - Buildable lot ready for you to start your new home. Water and sewer at the street. Very affordable at \$29,000. Call Kevin Hale 541-969-8243cell to learn more. #10053700

\$29,000 READY TO BUILD LOT. 6510 sf(m/l) on a quiet cul-de-sac. This flat lot has all city services and utilities. 3520 Nite King Place. Easy access to Highway 11. Kevin Hale 541-969-8243cell. #16391568

\$28,000 .52 ACRES, 4 LOTS TO BE SOLD AS 1. Buyers to do their due diligence for permits to bring power, water and sewer to property. Marsha Morgan 541-377-5152cell. #17696365

\$18,500 ATHENA
BUILDABLE ATHENA LOT. 15 acre between 1st and 2nd from Westington St. Call Jerry Baker 541-969-8243cell for more information. #16319394

\$18,500 NEW/ATHENA
.14 ACRE/HIGH STREET/ATHENA #17285968

\$17,000 LARGE CORNER LOT ON A CUL-DE-SAC FEATURING A GORGEOUS VIEW OF THE TOWN OF PENDLETON - along with magnificent sunsets! Ready to build with utilities available at the street. Molly Webb 541-969-4188cell. #17154566

\$15,000 MAGNIFICENT VIEWS AND BEAUTIFUL SUNSETS AWAIT! This vacant lot at the end of a cul-de-sac is ready to build with utilities available at the street. Molly Webb 541-969-4188cell. #17486227

Several factors to consider before raising the rent

By Ilyce Glink and Samuel J. Tamkin
Tribune Content Agency

Q: We have owned a rental home for almost 10 years. My husband won't raise the rent on the tenants. He believes that if we raise the rent, we'll lose the tenants. I told him that we need to raise the rent just to cover the costs rising due to inflation. I told him that if we rent it now to a new renter, we would probably get at least \$300 more per month. What do you think? Should we keep the rent as is or is it OK to raise it?

A: We have some friends who have lived in the same two-bedroom apartment for 20 years. Up until a few years ago, the owner had never raised the rate. So, the renters continued to pay the same amount (\$900 per month) as they had every month since they moved in.

About three years ago, the landlord decided to raise the rent to \$1,000 per month, so our friends asked if he would repaint the apartment and replace the carpet. In the first 17 years of living there, they had never asked the landlord to repair or replace anything.

As a landlord, you always want good, stable tenants, and most long-term landlords I know are happy to take a little less in rent in order to have a great tenant who will stay in the property for a long time.

But there are very few tenants who expect that their rent will never increase,

especially over the course of a decade. And yet, if you're planning to raise the rent by 10 percent or more all at once, you need to look at what your lease says about rent increases.

Some leases will specify an annual rent increase of a certain percentage, say 2.5 percent or 3 percent or even more. Sometimes those rent increases are limited by city or state ordinances or "tenant's rights" guidelines. There are some tenants that may move if you raise the rent substantially all at once, but most people are accustomed to a yearly increase.

The question for you is whether you want to lose this tenant and have to find another one. If you need to list the property or use a service to rent the property, you might have to pay a fee that could equal one month's rent. For your purposes, you have to decide whether keeping this tenant is worthwhile or whether trying to find another is a better option for the two of you.

Ilyce Glink is the creator of an 18-part webinar+ebook series called "The Intentional Investor: How to be wildly successful in real estate," as well as the author of many books on real estate. She also hosts the "Real Estate Minute," on her YouTube channel. Samuel J. Tamkin is a Chicago-based real estate attorney. Contact Ilyce and Sam through her website, ThinkGlink.com.

COLDWELL BANKER



WHITNEY AND ASSOCIATES

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

COMMERCIAL LISTINGS

PRIME COMMERCIAL PROPERTY FOR LEASE! Excellent corner location in the heart of downtown Pendleton. Approx. 11,076 sf building on an approx. 10,000 sf parcel. Close to parking. Distinctive building with excellent opportunity for retail, restaurant, office use, or ???
Dawn Blalack 541-310-9563cell

\$630,000.00 COMMERCIAL RETAIL LOCATION IN DOWNTOWN PENDLETON. Building for sale only, business will remain under an existing lease. 15,000 sq.ft. main building on 1.47 acres with 3 outbuildings for additional storage or truck parking. This is a prime, long term established, high traffic building across from the Umatilla County Court House. Perfect for retail, commercial or storage. Please allow 24 hour notice, qualified buyers only. Please call Kevin Hale @ 541-969-8243 to learn more or to schedule a showing. #17508571

\$520,000 MAJOR PRICE REDUCTION! ENTIRE CITY BLOCK in core of downtown Pendleton. 3 buildings (3 tax lots), old tri-cinema (10k sf), old D&G Gifts (4k sf), 3rd (1569 sf), 20K+ (2 tax lots) parking lot. Prime downtown location with great visibility. Jeff Farley 541-276-0021. #16603169

\$475,000 MAJOR PRICE REDUCTION! EASY FREEWAY ACCESS/1.52 ACRES EASY FREEWAY ACCESS. 1.52 acres that can be subdivided, power & water at street for vacant lot. 6,000 sf.(m/l) commercial building includes 3 offices, kitchen and handicap accessible restroom w/shower. Warehouse has concrete flooring, truck door for loading, 2 main doors and extra storage in loft. Forced air gas heat/


cool. Building is metal with a metal roof for easy upkeep. Nicely landscaped. Call Cari Volger 541-377-5058cell 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 1,000 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 541-969-8243cell. #14027997

\$299,900 NEW COMMERCIAL BUILDING next to River on high traffic street. Great for professional, retail, tourist oriented business and more. 3548 sf(m/l) on main floor, plus full basement and 2nd story space. One-site parking. Attractive rock facade. Call Vicki Dick 541-969-9441cell. #17253884

\$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 541-969-8243cell. #12422421

Real Estate Outback, Inc.



Your rural property specialist!
Cheryl Jensen
ABR, BROKER, GRI, SRES
205 Pine Street • Spray, OR 97874

Phone (541) 468-3113
Fax 468-3115
www.realestateoutback.com

99292 - SPRAY.2 BEDROOM 1.5 HOUSE - 1600 SQ. FT. on 3.39 ac. with view of John Day River, city water & sewer, nice shop 24' x 60', great spot for a business. Price \$155,000

99308 - FOSSIL - REDUCED 22.7 ac. rural, 3/2, 1904 sq. ft., open fr plan, electric, fireplace, large master bedroom, well, septic, garage, shop, barn, in the timber. \$219,500

99325 - FOSSIL HOME - 2002 Super Good Cents, 2/2, 1064 sq. ft.,

corner lot, city water & sewer, out-bldg, garden space, room for garage, electric heat. \$80,000

99327 - NEW LISTING - Unimproved Property 46 +acres on Kahler Basin Rd, Spray, creek runs through the property, no improvements, power close, rimrock and junipers. \$25,000

99328 - NEW LISTING - Spray-Cabin Style home On the John Day River, 2 bed/1 bath, 840 sq. ft., ac., city water & sewer to house, put manufactured home or build home. \$40,000

99327 - NEW LISTING - Spray-On the John Day River, .51 ac., 2 bed/1 bath, 962 sq.ft., detached 2 car garage, RV parking with cover, garden area, storage bldg.,patio, city water & sewer.\$155,000

99328 - NEW LISTING - Spray-Cabin Style home On the John Day River, 2 bed/1 bath, 840 sq. ft., ac., city water & sewer to house, storage bldg..\$165,000