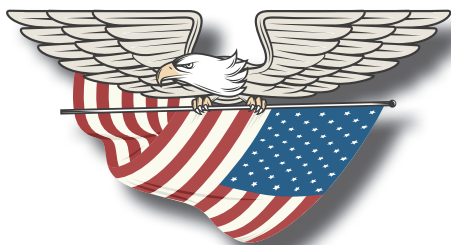


# AMERICAN WEST

## PROPERTIES HERMISTON, LLC

**Area's #1 Ranked Real Estate office.**

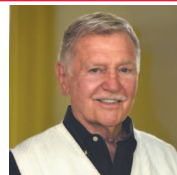


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541-481-2888

**IRRIGON:**  
170 Columbia River Hwy  
541-922-2888

**HERMISTON:**  
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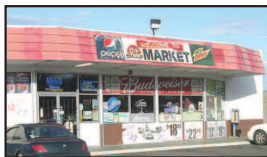


**MIKE BOYLAN**  
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mikesboylan@gmail.com

### LONG TIME ESTABLISHED BUSINESSES CONVENIENT STORES



Established  
Hermiston  
Avenue Market  
Great Location  
Neighborhood.



Off of 11th street  
High visibility  
lots of traffic

**CALL SHIRLEY PARSONS • 541-561-7434**  
LICENSED OREGON REALTOR

### Business Building



**\$130,000** #17369183

This property has tons of potential and a motivated seller! Roof was resurfaced in Spring of 2016. Has 2 furnaces (office and shop) 5 years old (shop) & 4 years (office), 2 bathrooms, conference room with small sink, over 4 parking places. This listing is a total of 3 tax lots.

**Call Stephanie Hughes (541)720-9769**

Parcel 3 3.88 ACRES	Parcel 2 1.07 ACRES	Parcel 1 1.06 ACRES
	Lifetime Vision Source Clinic <b>SOLD</b>	Performance Orthopedics Clinic 2.0 ACRES <b>SOLD</b>

### HERMISTON COMPLEX

11th & Elm St. Hermiston, OR

- 3 Parcels Available for Sale • Next to Good Shepherd Hospital
- At the busy intersection of 11th & Elm • High Traffic / Visibility
- Zoned: C2 (allows for many commercial uses, location is ideal for Medical)

**#17071351, \$210,699 • #17148607, \$719,053**  
**#17081884, \$207,967 • Call Dean Keglert 541-377-6402**



**\$85,860** #17616331  
• Price Reduced 3 bedroom 1 Bath Home  
• Family room, covered patio, fenced back yard  
• Storage building, HUD owned sold "AS IS"  
• Bid Only FHA case #431-492596 BLB Resources  
Contact Tami Rebman 541-720-1758



**\$35,000**  
This house offers 3 bedroom 2 bath a family room, patio, fenced back yard & storage building. Heppner HUD owned Sold "AS IS" by elec. bid only, FHA Case #431-481990. Uninsured, eligible for a 203k. BLB Resources makes no warranty as to condition of property. Buyer to verify all info. Contact Tami Rebman 541-720-1758 #17390405



**\$160,000** MLS#17488775

This is a "Business Only" The building is 6978 square feet with lots of options. Currently being ran as a Steak/Seafood Dinner House with a full bar. For a list of exclusions see agent. All Buyers are to negotiate a new lease on the building. So many available options here even a possible partial building use/lease.

**Contact Sheryl Newton 541-571-4141**



**\$209,720**  
• Hard to find! 14.98 irrigated acres HID water rights  
• County states this is a buildable lot  
• Access from Minnehaha  
• Desirable area nice level property currently used as pasture.  
Call Shirley Parsons 541-561-7434 - RMLS#16032503



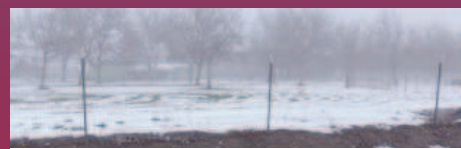
**\$189,900**  
• Great opportunity on busy main arterial street 1.55 Acres  
• Zoning C-1 allows many options,  
• Conditional permits uses allow for multi-unit housing, day care, etc.  
Call Tami Rebman for Details 541-720-1758 #13243437



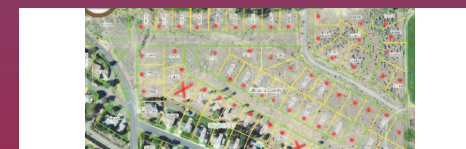
**\$75,000**  
• 100 ft. of Hwy 395 road frontage  
• Parcel is approximately 100x240 septic on the property  
• Water is community source from Power City  
• Great Investment Property  
Call Sheryl Newton 541-571-4141 #16379978



**\$55,000**  
Gorgeous lot to build a custom home. Newest premier subdivision Desert Sky Estates. This lot would be great for a walk out basement. Call Shirley Parsons for Information 541-561-7434 #10075061



**\$16,000**  
Utilities available. Paved street. Very nice building lot at a reasonable price. Manufactured homes are okay here, as well as site built homes. Call Patti Burres 541-571-5888 #16672263



**\$196,000**  
• 56 City LOTS • Development opportunity on the South Hill of Umatilla  
• Average \$3,500 per lot sold must be sold together  
Call Tami Rebman 541-720-1758 #13242404



**\$79,000**  
• UNOBTAINED COLUMBIA RIVER VIEW PROPERTY  
• This can be the site of your New Dream Home  
• Just under a 1/4 acre to build on Great Neighborhood  
• Evening Sunsets and Close to Recreational activities that the River has to offer  
• Last listed lot on Rio Senda Available  
Call Sheryl Newton 541-571-4141 #16561588



**\$35,000**  
• .22 Acre Lot  
• Bare level ground, DR zoned for multi-residential.  
• Motivated seller!  
**Call Stephanie Hughes (541)720-9769 #17655270**