

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**

\$995,000
NEW - THIS WAS THE HOSPITAL MEDICAL OFFICE BUILDING. B25,509+/- SF of office building on about 1.3 acres(subject to land partition and government approval). 3 floors, lobby with elevator, modern steel construction, many bathrooms, offices, reception areas. Up to 2.12 additional acres available. A tremendous value at a fraction of the cost to build. Located on the East entrance to town, high traffic count and visibility. Rare opportunity. **Jef Farley 541-969-9539cell. #17401904**

\$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**

\$595,000
NEW - PILOT ROCK - COMMUNITY PRESBYTERIAN CHURCH IN PILOT ROCK, OR. 2 buildings. Church built in 2010 with 7,488 sf(m/l), zoned R1. School/class rooms built in 1954 with 7,440 sf(m/l), zoned C1. Connected by breezeway. 2 tax lots. This excellent property could have multiple uses. Check with city for zoning information. Property is in excellent condition. Seller will consider selling buildings separately. **Jef Farley 541-969-9539cell. #17261025**

\$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. **Jef 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
PENDING - 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**

\$239,900
NEW - COMMERCIAL PROPERTY, APPROX. 5,000 SF. next to River on high traffic street. Great for professional, retail, 7 units, sizes and rents vary. Rental details in file, some offices are vacant. Tenant's personal property not included in sale of property. Parking spaces in front of bldg. Newer (2005 approx.) 25 yr rubberized roof. Tenants pay their own utilities and are responsible for any glass damage. **Marsha Morgan 541-377-5152cell. #17335668**

\$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**

\$125,000
NEW - BECOME YOUR OWN BOSS. GET AWAY FROM YOUR J.O.B. (JUST OVER BROKE) and invest in your own business. Wine bar with certified kitchen available for purchase. Includes light fixtures, liquor license, wine stock, bar, tables and chairs and more. Expand the seating, offer food, the potential is incredible and the location is great! (Does not include building, but the lease is already negotiated for you.) **Dawn Blalack 541-310-9563cell. #17375188**

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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 @ \$7.00 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**

\$507,650
NEW
BARE GROUND ONLY. SITE OF OLD ST. ANTHONY HOSPITAL. Zoned service commercial which allows multi-family. Great visibility right on SE Court/Hwy 11 with high traffic count. East Gate to Pendleton. Lot size is negotiable. Subject to partition and governmental approval. Great commercial location perfect for apartment building, office, retail, etc. 25 509 sf(m/l) office building adjacent to land for sale. **Jef Farley 541-969-9539cell. #17199145**

\$350,000
HERMISTON
6.29 ACRES OF GROUND ZONED RSC. (Retail Service Commercial), between Kik 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 541-969-6378cell. #16251826**

\$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. **#16259795**

\$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**

\$125,000
WESTON MTN/ACREAGE
19.06 ACRES NEAR MEADOWOOD along Hwy 204 on Weston Mtn. Mostly timbered property, very private and beautiful. Can be sub-divided and is buildable. **Jerry Baker 541-969-6378cell.**

\$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. Price to sell. **Jef Farley 541-276-0021. #13112258**

\$90,000
NEW/ADAMS LOT
1.34 ACRE LOT IN ADAMS. Property along creek is in flood zone, but there is still plenty of ground outside of the flood zone to build on.

Existing barn on property. **Jerry Baker 541-969-6378cell. #17590199**

\$75,500
REDUCED/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 541-969-6378cell. #16042939**

\$69,900
REDUCED/ADAMS
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**

\$69,900
REDUCED/ADAMS
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
COVE/LOOKING for a great location to build your new 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 Riever 541-786-0822cell. #16685741**

\$59,900
REDUCED/ADAMS
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 541-969-6378. #17048860**

\$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. #1532998**

\$50,000
BUILDING LOT- NOW AVAILABLE. L. Great location, utilities at the street/lot. Check this lot out if you are looking to build. **Kevin Hale 541-969-8243cell. #15080665**

\$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**

\$45,500
SUNRIDGE
BUILD YOUR DREAM HOME HERE, close to all Pendleton amenities. Stick built home only, see CR'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 541-377-5058cell** 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. **Jef 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 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 541-969-8243cell. #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 NE 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**

\$24,000
NEW
NICE LEVEL CITY LOT AVAILABLE and ready to add your new home. City water and sewer, power, gas available at street for you. Recorded easement for City sewer hookup. **Marsha Morgan 541-377-5152cell. #19548392.**

\$18,500
ATHENA
BUILDABLE ATHENA LOT - .15 acre between 1st and 2nd from Washington St. Call **Jerry Baker 541-969-6378cell** for more information. **#16319394**

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

\$15,000
REDUCED
LARGE CORNER LOT ON A CUL-DE-SAC FEATURING A GORGEOUS VIEW OF THE TOWN OF PENDLETON - along with magnificent sunset! Ready to build with utilities available at the street. **Molly Webb 541-969-4188cell. #17154566**

\$12,000
REDUCED
MAGNIFICENT VIEWS AND BEAUTIFUL SUNSETS AWAITS! 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**

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MOSSY OAK
PROPERTIES
Copper Creek Land Company
America's Land Specialist

Julie Mansfield Smith
Principal Broker/Owner
cuppercreeklandco@gmail.com
cuppercreeklandcompany.com

117 Ac land with Service Creek Frontage. Reduced! at appraised value. \$115,000

Lost Coyote Lane ~ 152 Acres Land in Wheeler County in Ochoco Unit. \$119,000

73 Acres ~ in Spray on Alder Creek Rd. Views! RV cover/well/pwr/ph. close. \$139,500

80 Acres Land near Heppner ~ Nicely timbered property with creek! NOW \$160,000

11 Ac. Land in Kimberly ~ Fruit orchard on river. Buildable w/power. DEQ permit. \$195,000

PENDING! Doolittle Canyon Lane ~ 40 Acres w/ MH, shop, ponds in Heppner. \$199,500

NEW! 320 Acres Hunting Land on Franks Creek in Dayville. Borders BLM. Buildable/off grid. \$250,000 cash.

REDUCED! Camas Creek ~ 160 Acres with older home (needs TLC) in Ukiah on NFJD River. \$280,000

PENDING! Girds Creek Ranch 79 Acres ~ Off grid home, barn, creek, water rights. Borders BLM w/ permit. \$399,500

SOLD! 800 Ac. Land with views of valley near Spray. Creek, ponds, borders FS. Terms OAC. \$595,000

Twickenham Retreat ~ 106 Ac on river w/4/3 home, cozy cabin, shop/garage. \$725,000 Seller can sell 85+/- Ac. land on river for \$150,000 or Home on 20+/- Ac on River for \$625,000

REDUCED! 3 Crow Ranch in Spray ~ 604 ac. dry land farm w/home, shop, good springs. \$750,000
SOLD! Cathedral Rock Ranch ~ 1076 Ac. in Kimberly. Home/River/BLM permit. \$1,500,000



783 Acres in Dayville Here is your playground! Great recreation for hunting, hiking, riding horses or ATV's in Ochoco Unit. Spring fed pond plus stock tank. Views of mountain ranges. Borders BLM. Buyer to verify LOP tags. Includes RV w/cover & level camping area w/ storage shed. Good gravel access road w/ perimeter fence. Sage & juniper covered hillsides on private access road behind locked gate. **\$435,000 TERMS OAC.**

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99308 - FOSSIL - REDUCED
22.7 ac. rural, 3/2, 1904 sq. ft., open fir 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

99326 - NEW LISTING - Spray - .20 ac., city water & sewer to house,

put manufactured home or build home. \$40,000

99328 - NEW LISTING - Spray-Cabin Style home On the John Day River, 2 bed/1 bath, 840 sq. ft., 40 ac., trees, city water & sewer, storage bldg.. \$165,000

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 cov-

er, garden area, storage bldg, patio, city water & sewer. \$155,000

99330 - NEW LISTING - Custom Built Home on John Day River, 3468 sq.ft, 3/3, attached x-tra long garage, 24 ac. w/irrigation rights, wine cellar, propane fireplaces, decks, shop-barn w/220, bunkhouse w/kitchen, fenced garden area, wells, pond, fruit trees, landscaped. Call for price.