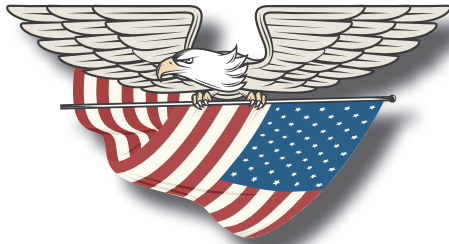


# AMERICAN WEST

PROPERTIES HERMISTON, LLC

Area's #1 Ranked Real Estate office.

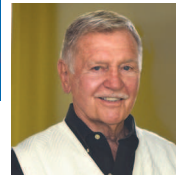


Licensed Oregon Realtors

**BOARDMAN:**  
2 Marine Dr.  
541-481-2888

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

**HERMISTON:**  
320 South Hwy 395  
541-564-0888



**ART KEGLER**  
Principal Broker  
GRI, Owner  
541-720-2020  
realtorart@centurytel.net



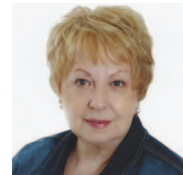
**DEAN KEGLER**  
Broker  
541-377-6402  
dkegler2002@yahoo.com



**PATSY KEIMIG**  
Principal Broker  
CRS, GRI  
541-571-5758  
pkeimig@pkeimig.com



**SHERYL NEWTON**  
Broker  
CRS, GRI, ABR  
541-571-4141  
sherylnewton@msn.com



**SHIRLEY PARSONS**  
Principal Broker  
GRI, ABR  
541-561-7434  
sparsons@eotnet.net



**ELVA PINTO**  
Broker  
541-571-6476  
pinto23@gmail.com  
Servicio en Español



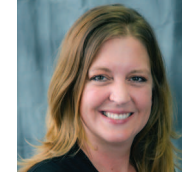
**NANCY WALCHLI**  
Broker, GRI  
541-571-1723  
nwalchli@eotnet.net



**SHERIE BRITT**  
Broker  
541-720-1192  
sheriebritt@gmail.com



**TAMI REBMAN**  
Broker  
541-720-1758  
tami.rebman@gmail.com



**STEPHANIE HUGHES**  
Broker  
541-720-9769  
stephaniehughes27@hotmail.com



**PATTI BURRES**  
Broker  
541-571-5888  
pattiburres@eoni.com



**MIKE BOYLAN**  
Broker  
541-561-7017  
mikesboylan@gmail.com



**BUSINESS FOR SALE**

**\$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



**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



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



**PENDING**

**\$77,274** #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

Parcel 3 3.88 ACRES	Parcel 2 1.07 ACRES	Parcel 1 1.08 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 Keger 541-377-6402



**\$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



**\$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.

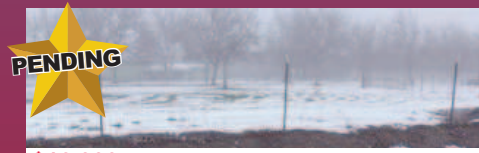
Call Tami Rebman for Details 541-720-1758 #13243437



**\$79,000**

- UNOBSTRUCTED 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

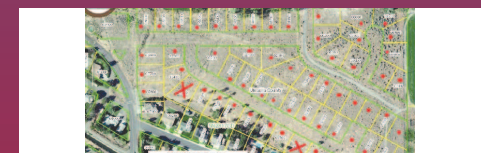
Call Sheryl Newton 541-571-4141 #16561588



**PENDING**

**\$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



**\$35,000**

- .22 Acre Lot
- Bare level ground, DR zoned for multi-residential.
- Motivated seller!

Call Stephanie Hughes (541)720-9769 #17655270