

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**

\$1200.00 MO COMMERCIAL RETAIL SPACE LOCATED IN THE HEART OF PENDLETON ON MAIN STREET. Beautifully remodeled exterior blending in perfectly with the historic downtown. Parking lot near the rear entrance. 750 sf(m/l) mezzanine for office, etc. Basement area for storage. 2 bathrooms. Nice open space perfect for retail or office. Near many landmark businesses on the shade side of the street. **Jeff Farley 541-969-9539cell. #17250013**

\$995,000 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. **Jeff 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 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. **Jeff 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. **Jeff Farley 541-276-0021. #16603169**

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LOTS & LAND

PREMIER COMMERCIAL LOTS AVAILABLE. Located directly across Hwy 395 from the new hospital. SW 3/4th extension is complete and the access road to the north side of these lots is also completed with SW 2nd 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 6.75 acres @ \$7,000 sf, 1.27 acres @ \$8,500 sf, .75 acres @ \$8,500 sf, .45 acres @ \$8,500 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 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. **Jeff Farley 541-969-9539cell. #17199145**

\$350,000 HERMISTON 6.29 ACRES OF GROUND ZONED RSC. (Retail Service Commercial), between Kirk Road and Hwy 395. Includes a 1200 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. **#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**

\$185,000 NEW/245.89 ACRES STUNNING 246+ ACRE PARCEL. Great building site with unbelievable views overlooking the Umatilla River with wide open country for miles. Very private, power/phone near home site. Property is full of wildlife and far from the hustle and bustle. Upstream from Echo, Or. One of Oregon's newest wine towns. About equal distance commute to Hermiston and Pendleton. Great potential! **Jeff Farley 541-969-9539cell. #17350502**

\$125,000 WESTON MTA/ACREAGE 19.06 ACRES NEAR HEADQUARTERS 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.**

\$115,000 NEW CHECK OUT THIS NICE 4.2 ACRE PARCEL IN THE RIVERSIDE AREA. Power available as well as city water/sewer. The entire area is fenced and is on the reservation. The south half is level, the north half is sloped.

Absolutely buildable for a single family home or sub-dividable to build numerous homes, as well as a prime opportunity for a contractor to build much needed apartment complexes. Could be a perfect land extension for homes already bordering the property. Call for more information! **Jerry Baker 541-969-6378cell. #17552695.**

\$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. #13112258**

\$90,000 ADAMS LOT 2.34 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. Horseshoe 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. Horseshoe okay. **#17337155**

\$65,000 COVE 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. **Caryn Rovier 541-786-0822cell. #16585741**

\$59,900 REDUCED/ADAMS 1.64 ACRE LOT, 140 Old Highway 11. between Old Highway 11 and Wildhorse Creek Rd. Approved to build, manufactured home okay. Horseshoe 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. #15332998**

\$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. #15068065**

\$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 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 multi-unit apartment complexes. Could be a perfect land extension for homes already bordering the property. Call for more information! **Carl 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 at 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 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! 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**

\$15,500 REDUCED/ATHENA .14 ACRE/HIGH STREET/ATHENA Jerry Baker 541 969-6378 #17285968

\$15,000 REDUCED LARGER 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 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**

What's the definition of a short-term rental property?

By Ilyce Glink
and Samuel J. Tamkin
Tribune Content Agency

Q: I am trying to determine a realistic and reasonable definition of a long-term rental property as opposed to short-term or temporary. In the rental market, a six-month lease may be considered short-term.

But this question really relates to the property itself. If the property has been a rental unit for four years, should it be considered an investment property based on historical use and length of time of the use? Is a better length of time to distinguish between a temporary rental unit vs long-term? Is there any generally accepted guidance, definition or standards we could look toward to make a distinction?

A: We're not sure what you are getting at, but for residential purposes, we're accustomed to seeing one-year leases. Sometimes you might see a two- or three-year lease. We generally think that any lease that is under one year in length might well be considered a short-term lease. One- or two-year leases might be considered

usual and customary, and anything over five years in length might be considered a long-term lease. This is just our view; you shouldn't use our general view for federal income tax purposes, as the IRS has its own specific rules for real estate for many different situations.

If you've rented your home for the last four years, the property is still going to be considered residential, but it is most likely going to be considered an investment property for IRS purposes. Again, the IRS has so many rules. If you purchased the property and immediately rented it out, it would clearly be an investment property. If you purchased the property 20 years ago, lived in it for 16 years and then rented it out for four years, you'll see that the IRS will treat the home as both your home and your investment property.

If the purpose of your question is to determine whether a new rental for your home will qualify in a condominium or homeowner association as a rental, you need to look at the governing documents to make that determination.


Many association documents will state that

no transient rentals will be allowed at the development. For today's purposes, you wouldn't be able to rent your property out for nightly, weekly or monthly rentals, especially through popular online sites such as Airbnb. In addition, many of the governing documents will require leases to be for a specific term of at least six months or one year, and usually the association must approve the tenant in advance.

As you can see, in addition to our guideline on what we think of as a short-term or long-term rental, you might have tax and accounting definitions, association governing document definitions and perhaps municipal and zoning law ordinances to consider.

Local municipalities may have their own definition of the meaning of transient or short-term rentals, and those definitions would and may supersede the requirements of your local association. You'd have to abide by those ordinances prior to renting your property, then comply with the requirements of your association, and then decide how it affects your finances and your IRS returns.

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99331 - NEW LISTING - Winlock Home 360 degrees view, 18 ac. with split entry home, 3bedroom 1 3/4 bath, attached single garage, walk in cooler, electric and wood heat, machine shed. Price \$299,500

99325 - FOSSIL HOME - 2002 Super Good Cents, 2/2, 1064 sq. ft., corner lot, city water & sewer, outbldg, 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

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.