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\$105,900
GREAT FIRST HOME OR RENTAL!

This 2 bedroom Sherwood Sweetie has new interior paint etc. and is all cleaned up ready to go! F/A heat, covered patio, storage shed & room for a garden. Short distance to Medical Center, hospital, restaurants, parks & schools! **CALL MARGE LAPP MLS#16530010**

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 sq building on an approx. 10,000 sq parcel. Close to parking. Distinctive building with excellent opportunity for retail. **Dawn Blalack 541-310-9563cell**

\$1200 MO LEASE
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. **Jef Farley 541-969-9539cell. #17250013**

\$995,000
HIS WAS THE HOSPITAL MEDICAL OFFICE BUILDING. 25,509 +/- 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. **Jef Farley 541-969-9539cell. #17401904**

\$630,000
COMMERCIAL RETAIL LOCATION IN DOWNTOWN PENDLETON. Building for sale only, business will remain under an existing lease. 15000 Sq.Ft main building on 1.47 acres with 3 outbuilding 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. **Kevin Hale @ 541-969-8243. #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. **Jef Farley 541-969-9539cell. #17261025**

\$520,000
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 that can be subdivided, power & water at street for vacant lot. 6,000 sf(l) commercial building includes 3 offices, kitchen, and handicap accessible restroom w/shower. Warehouse has concrete flooring, truck door for loading, 2 man doors, and extra storage in loft. Forced air gas heat/cool. Building is metal with a metal roof for easy upkeep. Nicely landscaped. **Cari Volger 541-377-5058cell. #16273028**

\$289,900 REDUCED
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. On-site parking. Attractive rock facade. Call **Vicki Dick 541-969-9441cell. #17253884**

\$239,900 ZONED M-1, COMMERCIAL PROPERTY, APPROX. 5,000 SF. 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**

\$135,000 PILOT ROCK
NEW - MAJESTIC, HISTORIC BRICK COMMERCIAL BUILDING located on Main Street, Pilot Rock, Or. Restaurant on main floor, 2 bedroom 2 bath apartment upstairs. Tenants would like to stay. Potential for additional apartments. **Marsha Morgan 541-377-5152cell. #17258860**

\$125,000 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**

\$109,900 PRICE REDUCED
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**

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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 @ 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**

\$150,000 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**

\$195,000 REDUCED
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

\$195,000 245.89 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! **Jef Farley 541-969-9539cell. #17350502**

\$137,500 NEW/3.31 ACRES
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 Jerico Lane. Overlooking the McKay Creek/McKay dam valley, this is an ideal location to enjoy a mini farm or just a little more elbow room. **Kevin Hale 541-969-8243cell. #17064763**

\$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 subdivided and buildable. **Jerry Baker 541-969-6378cell.**

\$115,000 NEW
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-divisible to build numerous homes, as well as a prime opportunity for a contractor to build much needed apartment complexes. Perfect land extension for homes already bordering the property. **Jerry Baker 541-969-6378cell. #17552695.**

\$99,900 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. **Jef Farley 541-276-0021. #13121258**

\$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 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. **#17337155**

\$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
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 Rowler 541-786-0822cell. #16585741**

\$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**

\$59,000 REDUCED
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**

\$49,000 REDUCED
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**

\$49,000 REDUCED
ROYAL RIDGE AREA. Large oversized lot ready to build. Desirable corner lot with utilities and ready to build NOW. Please call **Kevin Hale 541-969-8243cell. #15294144**

\$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**

\$39,000 NEW
0.43 Acres buildable lot on Valley View Drive. This lot is ready to build, will offer a shared well, and DEQ approved for a septic. Priced at \$35,000 all ready to build. **Please call Kevin Hale @ Coldwell Banker 541-969-8243. 17659779**

\$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. #16526653**

\$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**

\$29,900 REDUCED/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**

\$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**

\$26,000 .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 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 sunsets! 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**