

Pendleton Southgate Realty



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North hill duplex .Side by side. Each unit is two levels with both units having 2 bedrooms,1 1/2 baths, utility, private deck (up) and patio on lower level. Off-street parking. Walking distance to town, park, river, schools, Arts Center, restaurants, shops!! Perfect place to live in one side and rent the other!! RV parking.24 hr. notice to show required. **CALL MARGE LAPP 541-276-1957. MLS#17492954**

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LOTS & LAND

PREMIER COMMERCIAL LOTS AVAILABLE. 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 at \$7,000 s.f., 1.27 acres at \$8.50 s.f., .75 acres at \$8.50 s.f., .45 acres at \$8.50 s.f. 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. 15,599 sf(m/l) office building adjacent to land for sale. **Jeff Farley 541-969-9539cell. #17199145**

\$350,000 HERMISTON COMMERCIAL ZONED RSC. (Retail Service Commercial), between K&R 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. **#16559795**

\$260,000 NEW/108+-ACRES SOUTHWEST FULL 108 ACRE PARCEL off Hwy 204. Owned by Camp Meadowood. Beautiful location, with foundation and outbuildings already there! Power, septic and well already there as well. Building with county building permits. Portions in timber and CRP. Wildhorse Creek runs through the south end of the property, north end has great views of Pine Creek. **Jerry Baker 541-969-6378cell. #17323680**

\$200,000 NEW/48+-ACRES/WESTON 48.89 ACRE PARCEL OFF HWY 204. Owned by Camp Meadowood. Buildable acreage, partially timbered with gravel and dirt access roads. Call **Jerry Baker 541-969-6378. #17350558**

\$199,000 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**

\$195,000 245.89 ACRES TUNING 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**

\$136,500 REDUCED/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**

\$99,900 NEW PRICE 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 will make you think about building a new home. Zone R2. Priced to sell. **Jeff Farley 541-276-0021. #13112258**

\$85,000 NEW/ISLAND CITY 9.4 acre lot zoned Light/Industrial to build your business. Nice location, easy access and utilities are available on the property. Currently has grandfathered rights for single wide type homes on half of the property. Buyer to do due diligence for conforming I-1 uses. **Carolyn Rovier 541-786-0822cell. #17347319**

\$69,900 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. **#1731715**

\$69,900 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. **#1731715**

\$60,000 REDUCED/COVE COVE/LOOKING FOR A GREAT LOCATION TO BUILD YOUR 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 Rovier 541-786-0822cell. #16585741**

\$59,900 NEW/LINCOLN MNT. 1.64 ACRE LOT, 140' Old Highway 11 on a quiet cul-de-sac. Abundant merchantable timber on this secluded mountain property. Year around access with area plow service and road maintenance. **Vicki Dick 541-969-9441cell. #17189491**

\$59,900 ADAMS 1.44 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**

\$59,900 NEW/UKIAH GREAT SET-UP FOR RV. City water and sewer. 10x10 Gazebo set up for 2 RVs. 12x52 deck, 8x10 storage shed. 50 amp electrical. Landscaped and fenced. **Marsha Morgan 541-377-5152cell. #17623771**

\$54,900 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**

\$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 Carl Volger 541-377-5058cell** for more information. **#13575330**

\$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.**

\$32,000 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. **Jeff Farley 541-276-0021. #16497070**

\$29,900 NEW/UKIAH MOVE TO THE MOUNTAINS and build your dream home. Enjoy watching the wildlife! 1st light small town living in Ukiah. Quiet and peaceful, great for retirement or vacation home. \$1500.00 City costs for water/sewer hook-up. You will be responsible for line installation to street. Columbia Power Company will give \$2000 towards new service credit installation. Call **Marsha Morgan 541-377-5152cell. #16591568**

\$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 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. #16591568**

\$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 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**

\$5,000 NEW VACANT LOT on the corner of SW Isac Ave. and SW 10th. Lot is land locked. **Carolyn Rovier 541-786-0822cell. #17249364**

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COMMERCIAL LISTINGS

\$3,650 MO LEASE FORMER CUMMINS NORTHWEST TRUCK REPAIR. 3 drive through bays, 1 with 16' overhead door, 2 with 14' overhead doors, 1 space with 9' overhead door. Office, break room, 2 bathrooms, air, storage. Ample parking, room to drive around entire building. Potential for full service automotive/truck service. Near freeway, motel, food, Walmart. **Jeff Farley 541-969-9539cell. #17696772**

\$1,200 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. **Jeff Farley 541-969-9539cell. #17250013**

\$995,000 THIS 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. **Jeff 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. **Jeff 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. **Jeff 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. **Carl Volger 541-377-5058cell. #16273028**

\$410,000 NEW ONE TAX LOT WITH 2 BUILDINGS, resale excludes tenants property. 1st building 1800 sf(m/l), 2nd building 1500 sf(m/l). Both buildings are currently leased. Lease information available to qualified buyer. **Marsha Morgan 541-377-5152cell. #17646906**

\$289,900 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**

\$199,000 REDUCED 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**

\$195,000 NEW/COMMERCIAL COMMERCIAL 2 STORY BRICK OFFICE BUILDING WITH BASEMENT. 2 separate sides that can be used as 1 business or 2 separate businesses. Kitchen area plus lots of space for storage. Gas heat and cool. Building is located close to downtown Pendleton with easy access, paved lot for off street parking. **Carl Volger 541-377-5058cell** for more information and to schedule a showing. **#17041466**

\$135,000 PILOT ROCK 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**

\$132,000 UKIAH SUPPLY STORE IN UKIAH. Family owned business since 1988. Store w/office, restrooms on 100'x66' lot. All inventory, excluding liquor & pepsi and coke colozers, are included in sale of business. Purchaser must apply for their own liquor license. Certified woodstove plus electric heat. 2 freezers in store and 1 freezer in back, 8'x20' refrigerated container for wild meat. Business income information available to pre-qualified buyer. **Marsha Morgan 541-377-5152cell. #17043912**

\$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**