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Winnemucca
Lakeview
Bend →
State Offices
NEXT LEFT

N Broadway Ave

\$2,500 / month

88 N Broadway Ave, Burns, OR 97720



**Presented By
Colby Marshall**

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Broker Info





**Jett Blackburn
Real Estate Inc.**



88 N Broadway Ave
Burns, OR 97720

AMAZING BUSINESS LOCATION LEASE

88 N. Broadway Ave in Burns Oregon sits at the center of community commerce!

This commercial property presents an exceptional opportunity, boasting over 4,300 sqft of meticulously refurbished floor space situated at the center of Burns, Oregon. Strategically positioned at the primary intersection of State Highway 395, 20, and 78, this property commands remarkable visibility, making it an ideal location for a diverse range

Meticulous attention has been devoted by the proprietors to modernize and enhance the building's infrastructure. Recent renovations include a new metal roof, upgraded covered entries and exits, expansive doors and windows for ample natural light, energy-efficient LED lighting, advanced heating and cooling systems, sealed concrete floors, as well as the installation of essential amenities such as a restroom and office spaces.

Moreover, the interior layout offers extensive flexibility, enabling customization to align with your precise business requisites and preferences. This adaptability ensures that the space can be tailored to accommodate various operational needs effectively.

Don't miss this unparalleled opportunity to establish your business in a prime location with an immaculately refurbished space designed to elevate your enterprise to new heights.

The seller and his agent make these representations in good faith, from personal knowledge and experience. However, the buyer should inspect this property or cause this property to be inspected by knowledgeable persons so that the buyer may purchase without relying upon any representations made by the seller or his agent. Also, unless otherwise specified we, Jett Blackburn Real Estate, Inc. agents, represent the seller on all our listings.

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- ADDRESS:** 88 N. Broadway Ave, Burns, OR 97720
- PRICE:** \$2,500 / month – triple net lease
- TAXES:** \$3,342 (prorated for lease space - 2023-2024 tax year)
- RENOVATED:** 2014 & 2019
- SQ.FT.:** Section 1 – 2,220 sqft (+/- ; Front)
Section 2 – 2,100 sqft (+/- ; Middle)
- HEAT SOURCE:** Electric heat pump/central air
- BATHROOMS:** 1 bathroom
- LEASE PROVISIONS:**
- Lessee will not compete with owner business activities including vehicle sales, parts sales, and repair
 - Lessee will pay negotiated lease and also utilities (sewer/water/electrical), taxes, maintenance (triple net lease)
 - Lessee responsible for any buildout costs. Plans to be approved by owner.
 - Lease contract to be in writing



Building Exterior





Section 1 - 2,220 sqft (+/- ; Front)



- Renovated in 2019
- Curbside parking
- Covered front entry door
- Side electric garage door (10ftX12ft)
- 14ft ceilings
- New LED lighting
- Newer interior paint

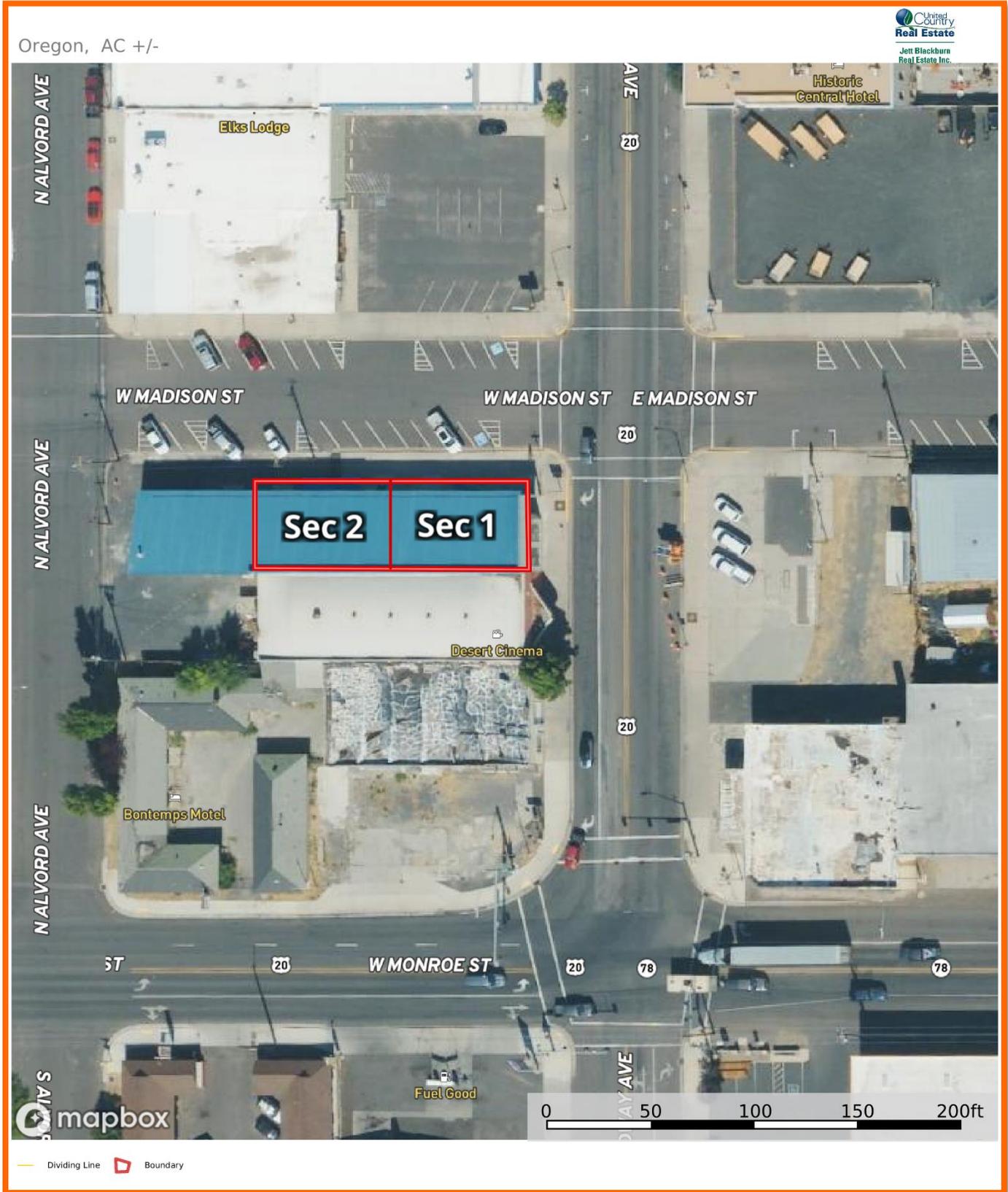
- Newer electrical outlets
- Newer large-frame glass windows
- New section HVAC heat/cooling system
- ADA compliant
- Concrete floor (sealed; good condition)
- Section is plumbed for bathroom addition

Section 2 - 2,120 sqft (+/- ; Middle)



- Renovated in 2014
- Curbside parking
- Covered side door entry
- Side electric garage door (10ftX12ft)
- 14ft ceilings
- New LED lighting
- Newer interior paint
- Newer electrical outlets
- Newer large-frame glass window

- New section HVAC heat/cooling system
- ADA compliant
- Concrete floor (sealed; good condition)
- Bathroom - Single sink vanity & toilet
- Office Spaces
 - Two separate office spaces each measuring 12 ft X12 ft
 - Built-in desks, cabinets, and shelving





Oregon, AC +/-



— Dividing Line □ Boundary