

**FOR
LEASE**



\$305,000

111 E Railroad Ave, Burns, OR 97720

Jake Contact



Presented By

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ADDRESS: 111 E Railroad Ave, Burns, OR 97720
LEGAL: 23S31E18-BA-02400
TAXES: \$1,655.36 (2020 Tax Year) – Per County Records
FINANCING: Cash or Bank Financing
YEAR BUILT: 1961
SQ. FT.: 4,744 sq ft (+/-) – Per County Records
ACREAGE: .25+/- Acres
HEAT SOURCE: Newer Mini Split, Heat Pump & Cadet Heaters
BEDROOMS: 1 Bedrooms
BATHROOMS: 1.5 Bathrooms – ¾ Bathroom in living quarters, ½ bathroom downstairs
APPLIANCES: Range & dishwasher
PRICE: \$305,000.00

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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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**Jett Blackburn
Real Estate Inc.**



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Burns, OR 97720

This Eastern commercial property is zone industrial located off S Broadway in Burns Oregon. The property features a 4,744+/- sqft shop that includes metal roof, metal siding, loading dock, good size office space, & a living quarters on the second floor. The shop is currently rented for \$1,500/month with another possible rental income for the living quarters. Overall, it would be an ideal location to start a business or a good investment.

The lot is paved with the structure sitting toward the back to make it easily accessible for trucks on the loading dock. Upon entering the business portion of the building, it is a large open room ideal for a conference space or work area. Off the room are access to two separate offices, ½ bath, & a break room. The break room has cabinets for storage & a large amount of counterspace. Entrance off the break room goes into the shop & storage portion. The room has large ceilings with a workshop & two enclosed portions for storage.

The apartment portion is open with a 1 bedroom, 1 office space & ¾ bathroom setup. The living space & bedrooms have carpet running throughout the square footage. The kitchen is open with an island & bar seating. Washer & dryer hookups are off the kitchen and central in the home. The bedroom are average size & the bathroom is a standard setup with a vanity for storage & a wall of cabinets for storage.

Overall this property is a great location to start a business or could be a great investment with potential of various incomes.

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