

FOR SALE



**Jett Blackburn
Real Estate Inc.**

~~\$263,000~~
\$251,000

35 S Grand Ave, Burns, OR 97720

Website Info

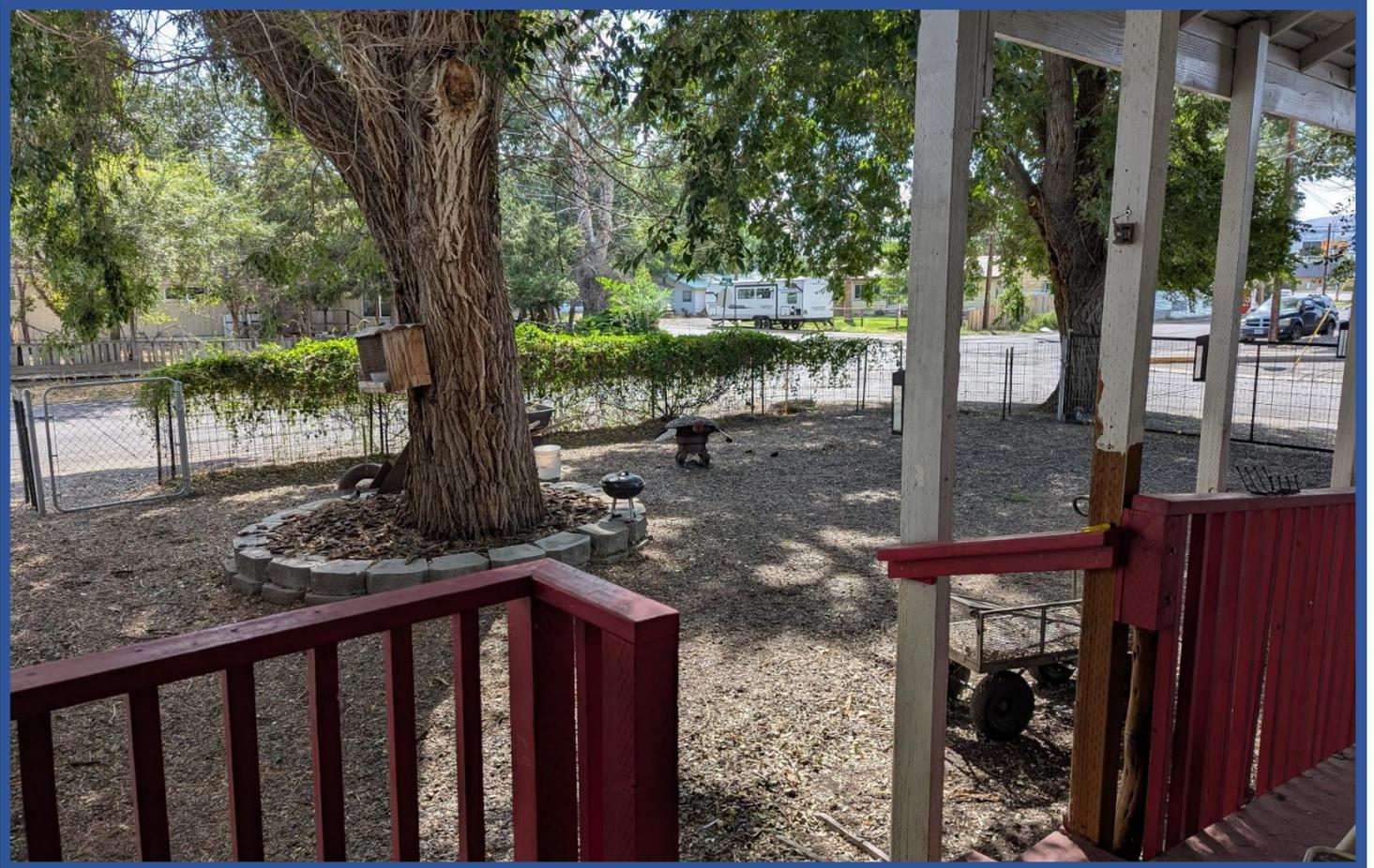


Presented By
Mardy Stewart

United Country Jett Blackburn Real Estate
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mardystewart@yahoo.com | www.jettblackburn.com

Broker Info





TAXES:	\$1,766.21
FINANCING:	Cash or conventional
YEAR BUILT:	1926
SQ. FT.:	2033 (1685 main & 348 upper)
LOT SIZE:	To be determined
HEAT SOURCE:	Monitor oil, woodstove & cadet heater
BEDROOMS:	4
BATHROOMS:	2½
APPLIANCES:	Range, refrigerator & dishwasher
GARAGE:	Carport
PRICE:	\$263,000 Reduced to \$251,000

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Endless Opportunity in the Heart of Burns

Discover the charm and versatility of this unique property located at 35 S Grand Ave, Burns, OR 97720. Zoned for commercial use, this home opens the door to endless possibilities—whether you're seeking a comfortable residence, a small business location, or a combination of both.

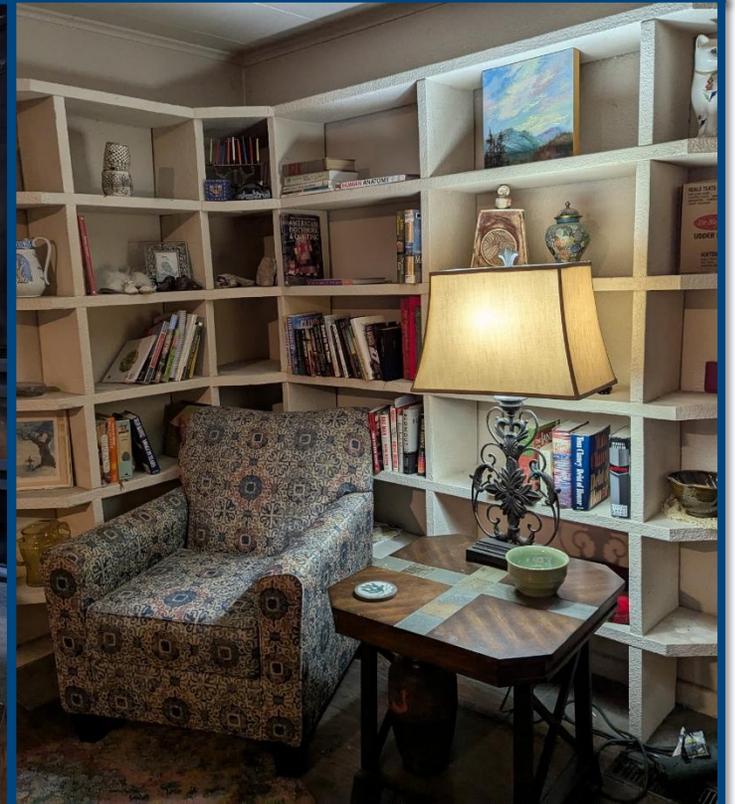
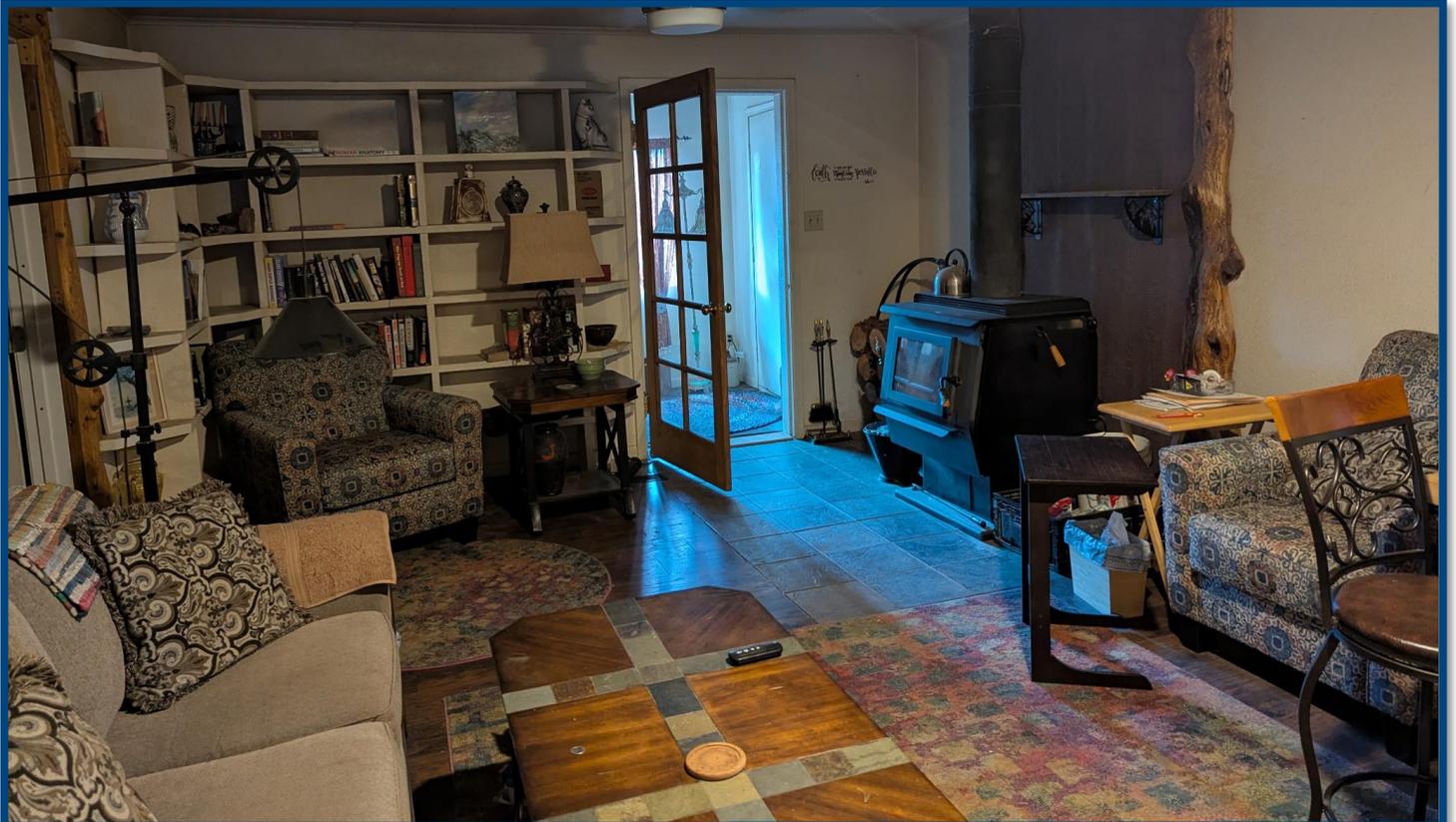
The property features a spacious room with a private outside entrance and half bathroom, once used as a barbershop. This flexible space could easily accommodate a home office, studio, or boutique business, giving you the freedom to create what best suits your lifestyle.

Inside, the home has been thoughtfully updated. The kitchen shines with modern finishes, including a barn door pantry, center island with breakfast bar, and abundant storage. The inviting living room offers built-in shelving for both function and style. Both bathrooms have been updated for convenience and comfort. Upstairs, you'll find two bedrooms, while the main level boasts a large sunken bedroom along with the primary suite—perfect for flexible living arrangements and a basement ideal for additional storage needs

The exterior of the property is equally impressive, featuring two separately fenced yard areas, a 10x20 workshop and covered wood storage.

Nestled on a corner lot, this property is in a prime location—just steps away from local restaurants and within walking distance to shopping, the hospital, and clinic. Whether you're envisioning a residence, a business venture, or both, this property provides the perfect foundation.

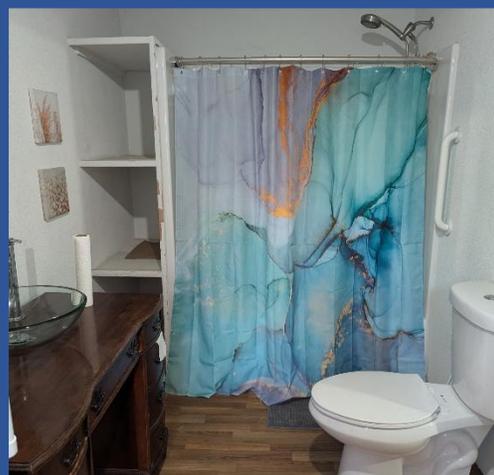
The seller and his agent make these representations in good faith, from personal knowledge and experience. However, the buyer should inspect this property or cause this property to be inspected by knowledgeable persons so that the buyer may purchase without relying upon any representations made by the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







Main Level Bedrooms & Bathrooms





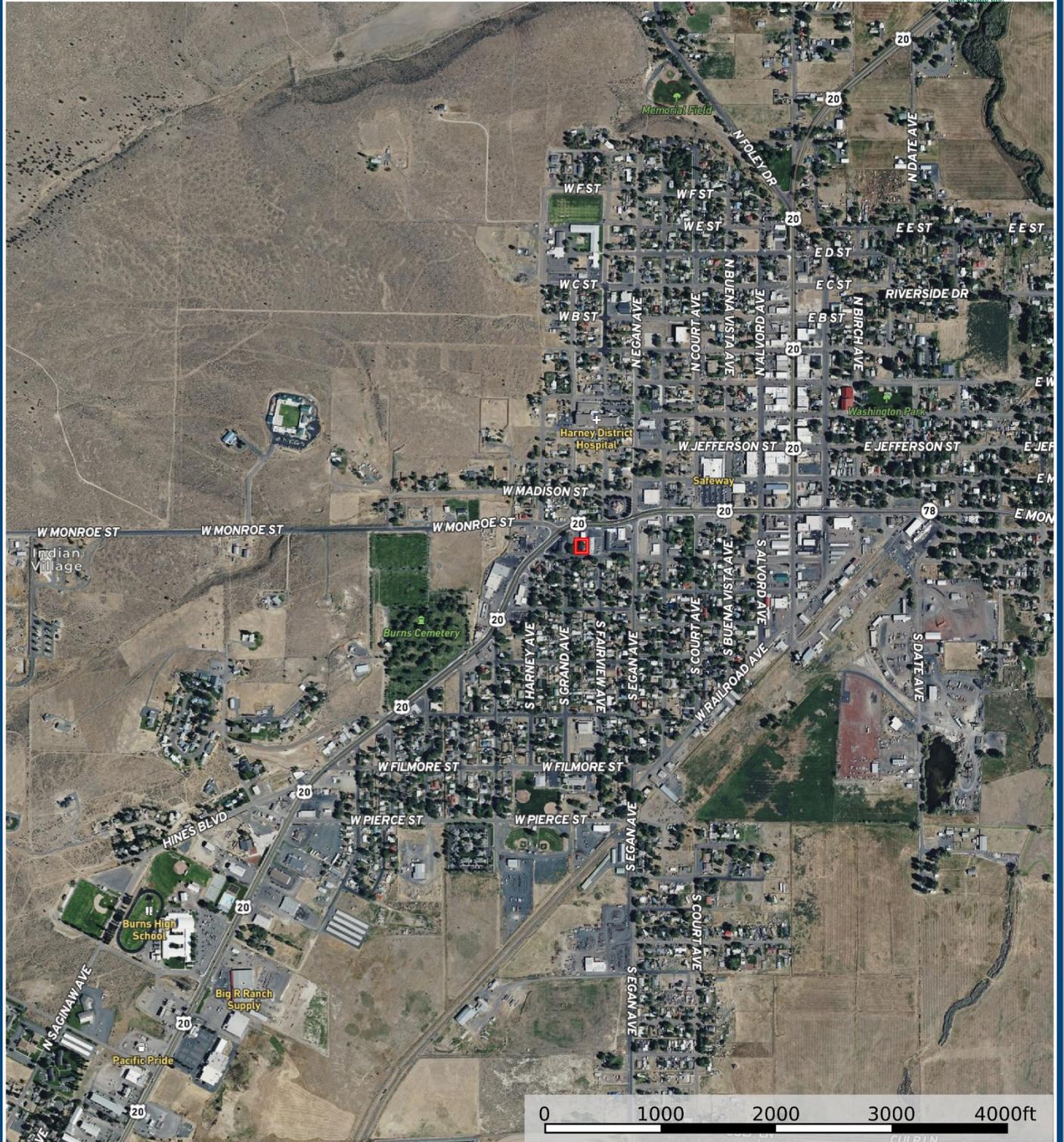


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Boundary