



**Jett Blackburn
Real Estate Inc.**

**FOR
SALE**



\$60,000

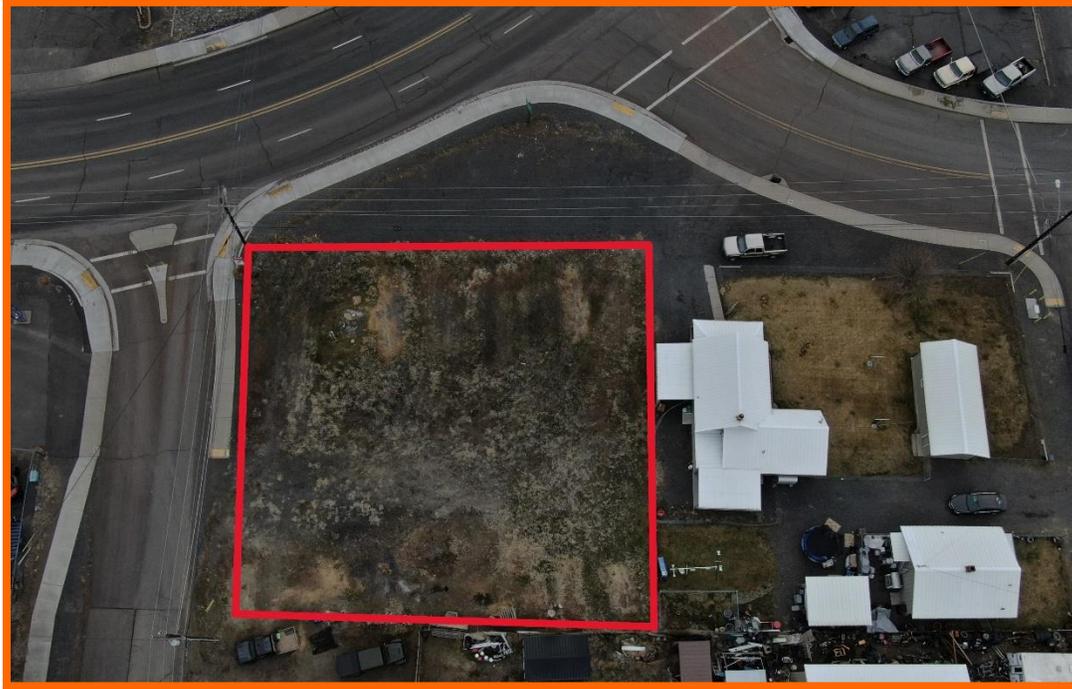
36 N. Grand Avenue, Burns OR 97720



**Presented By
Colby Marshall**

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Located at 36 N. Grand Avenue in Burns, this versatile bare commercial lot offers a rare opportunity in a highly visible, high-traffic corridor. The property is improved with installed metered power and city water and sewer hookups close, allowing for efficient and cost-effective development. Positioned along one of Burns' main transportation routes, with a side street providing direct access to the hospital and elementary school, the site benefits from consistent daily traffic and strong local exposure. Its layout and location make it an ideal storefront, food truck pad, or coffee shop location, perfectly suited for a neighborhood-serving business in the heart of the community.

ADDRESS: 36 N. Grand Avenue, Burns OR 97720

LEGAL: T23S, R30E, W.M., Sec 12DD; Tax Lot 7600

LOT SIZE: .26 ac (+/-); approximately 11,326 sq ft

TAXES: \$585.24 (2024-2025 tax year)

ZONING: Commercial

WATER/SEWER: City of Burns

POWER: Oregon Trail Electric Cooperative





