

FOR SALE



**Jett Blackburn
Real Estate Inc.**

\$305,000

234 Highway 20S, Hines, OR 97738



Presented By

Mardy Stewart

United Country Jett Blackburn Real Estate

707 Ponderosa Village, Burns, OR 97720

541-413-5770

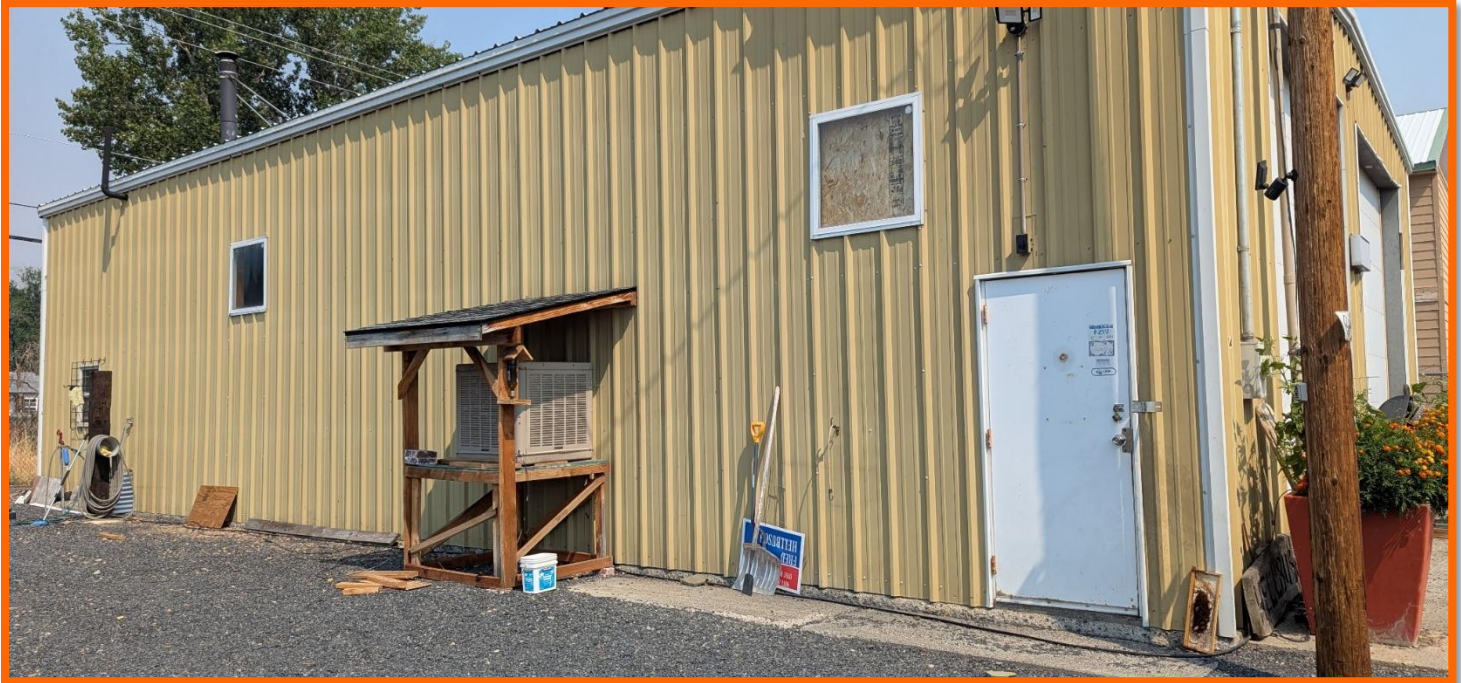
mardystewart@yahoo.com

www.jettblackburn.com



ADDRESS:	234 Highway 20 S, Hines, OR 97738
TAXES:	\$1,765.43 (\$1,502.27 & \$263.16)
ZONED:	Commercial
ACREAGE:	0.26 (0.13 & 0.13)
SQ. FT.:	2400
HEAT SOURCE:	Woodstove, Propane heater, Cadet heater, Mini split, Swamp Cooler
BATHROOM:	$\frac{3}{4}$
INCLUDES:	9,000 lbs car hoist 80 gal Ingersoll Air Compressor Swamp Cooler

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.



Prime Commercial Shop with Highway Frontage

Exceptional opportunity to own a versatile commercial shop in a highly visible location on Highway 20 in Hines, Oregon. Whether you're looking for a business headquarters, contractor shop, equipment storage, or a secure workspace, this well-maintained property is ready to meet a variety of needs.

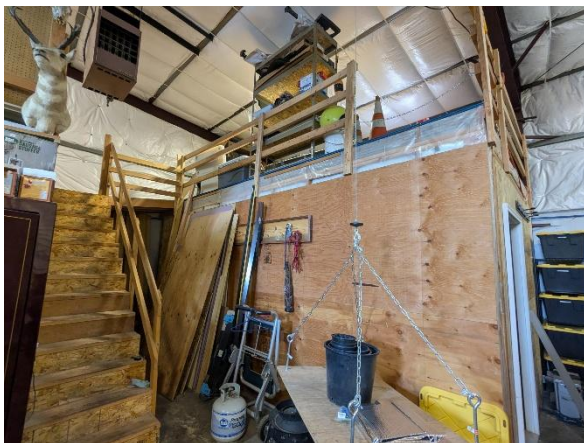
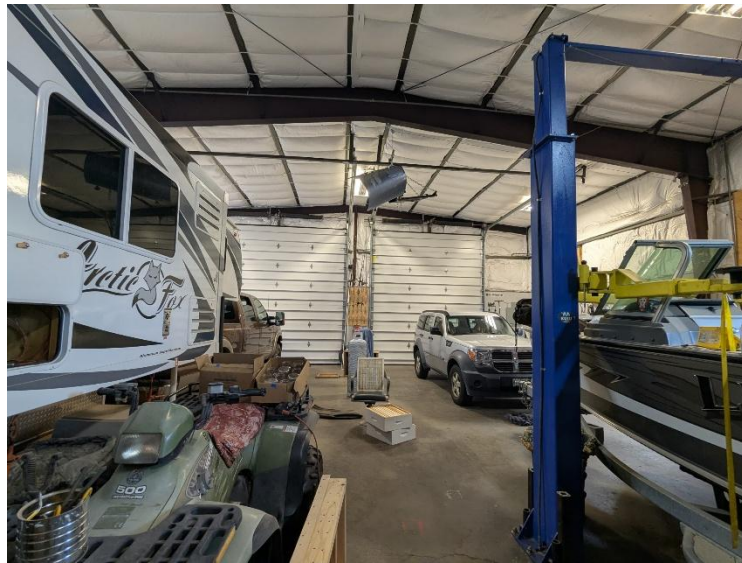
The 40' x 60' insulated shop is thoughtfully designed with functionality in mind. Inside you'll find durable concrete floors, a dedicated office, a $\frac{3}{4}$ bathroom, upstairs storage, built-in workbenches, and shelving that make it easy to move right in and get to work. Two oversized garage doors, each measuring 12 feet wide by 14 feet high, provide excellent access for large vehicles, trailers, RVs, or equipment.

The exterior is equally impressive with chain-link fencing surrounding the property for added security, graveled parking, covered wood storage, plus a frost-free faucet for year-round convenience. The tidy grounds and secure setup reflect the pride of ownership throughout the property.

Located with excellent access and visibility along Highway 20, this property offers outstanding potential for a wide range of commercial or personal uses while providing the convenience of being just minutes from Burns and the surrounding communities.

Seller requests up to 60 days after closing to vacate the property, with possession available no sooner than December 1, 2026.

Don't miss this rare opportunity to own a clean, secure, and move-in-ready shop in one of Hines' most desirable commercial locations.







234 Highway 20 S - Hellbusch
Oregon, AC +/-



 Boundary



234 Highway 20 S - Hellbusch
Oregon, AC +/-

