

FOR SALE



**Jett Blackburn  
Real Estate Inc.**



**\$290,000**  
**\$199,900**

**104 & 104½ W Conley Ave, Hines, OR 97738**



**Presented By**  
Mardy Stewart

United Country Jett Blackburn Real Estate  
707 Ponderosa Village, Burns, OR 97720  
(O) (541)413-5660 | (C) (541)413-5774  
mardystewart@yahoo.com | www.jettblackburn.com

**Broker Info**





**ADDRESS:** 104 & 104½ W Conley Ave, Hines OR 97738

**PRICE:** ~~\$290,000~~ **Reduced to \$199,900**

**TAXES:** \$2874.80

**FINANCING:** Cash or Bank Financing

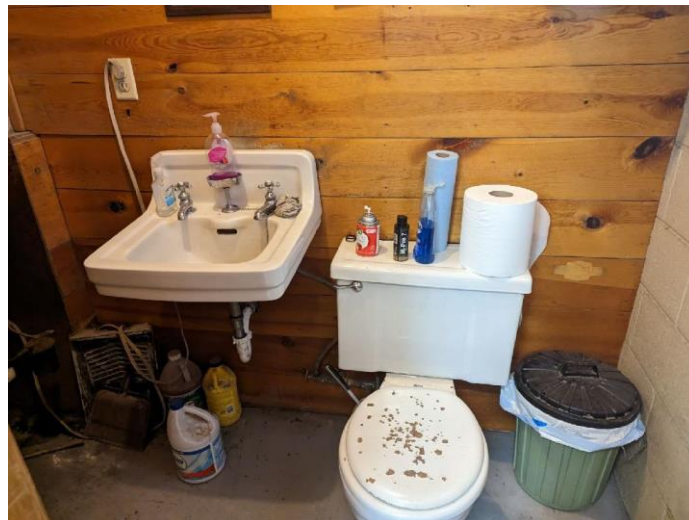
The highway frontage building is a 2400 sq. ft. building with a 1986 Nashua MFH sits on 0.64ac of commercial property in two tax lots. The concrete block building is equipped with storage room, office space and some show cases. The heat source is a forced air oil furnace.

There is a ½ bath and the floor is concrete. Currently used a sporting goods store.

Also included is a 1224 sq. ft. 2 bedroom 2 bath 1986 Nashua MFH that is currently rented for \$750. The range, refrigerator and BI dishwasher included. There are 2 storage sheds located on the property as well.

One tax lot is 0.41 and is a vacant lot that is used for customer parking. Rented 3-4 months a year in the spring/summer months to a nursery that rents for \$180/month. There is also a taxidermy tent set up in the fall for a few weeks for \$500.

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.







**104 W Conley Ave - Boggs**  
Oregon, AC +/-



Boundary



**104 W Conley Ave - Boggs**  
Oregon, AC +/-



Boundary