



**Jett Blackburn
Real Estate Inc.**

FOR SALE

\$750,000

411 Snow Mountain Ave, Hines, OR 97738



Presented By
Curt Blackburn & Jake Blackburn
United Country Jett Blackburn Real Estate
707 Ponderosa Village, Burns, OR 97720
(Curt) (541)413-5777 | (Jake) (541)413-5772
curt@jettblackburn.com | jake@jettblackburn.com
www.jettblackburn.com





ADDRESS: 411 Snow Mountain Ave, Hines, OR 97738
LEGAL: T23s R30e W.M. Sec 25 Tax Lot 1100 & 1101
TAXES: \$5,454.30
ZONED: Heavy Industrial

PROPERTY SIZE:

<u>Tax lot</u>	<u>Acres</u>
1100	7.17
1101	6.69
Total	13.87

IMPROVEMENTS:

- This heavy Industrial steel building is 75,045 sq. ft. all with concrete floors, commissary landing area with bathroom, office space over landing warehouse area and tool storage area.
- 42,560 sq. ft. of concrete pad

UTILITIES:

Electric: Oregon Trail Electric
Sewer: City of Hines
Water: City of Hines
Fiber: LSN Network



This Eastern Oregon heavy industrial steel building is over 75,000 sq. ft. with concrete floors with 20' eaves and has been used for hay storage over the last few years. There is a 3,074 sq. ft. lunchroom with men's and women's restrooms plus an elevated office space consisting of 1600 sq. ft. that overlooks the warehouse with a parts room below. There is a fairly large parking lot. This property would make a great warehouse for storage.

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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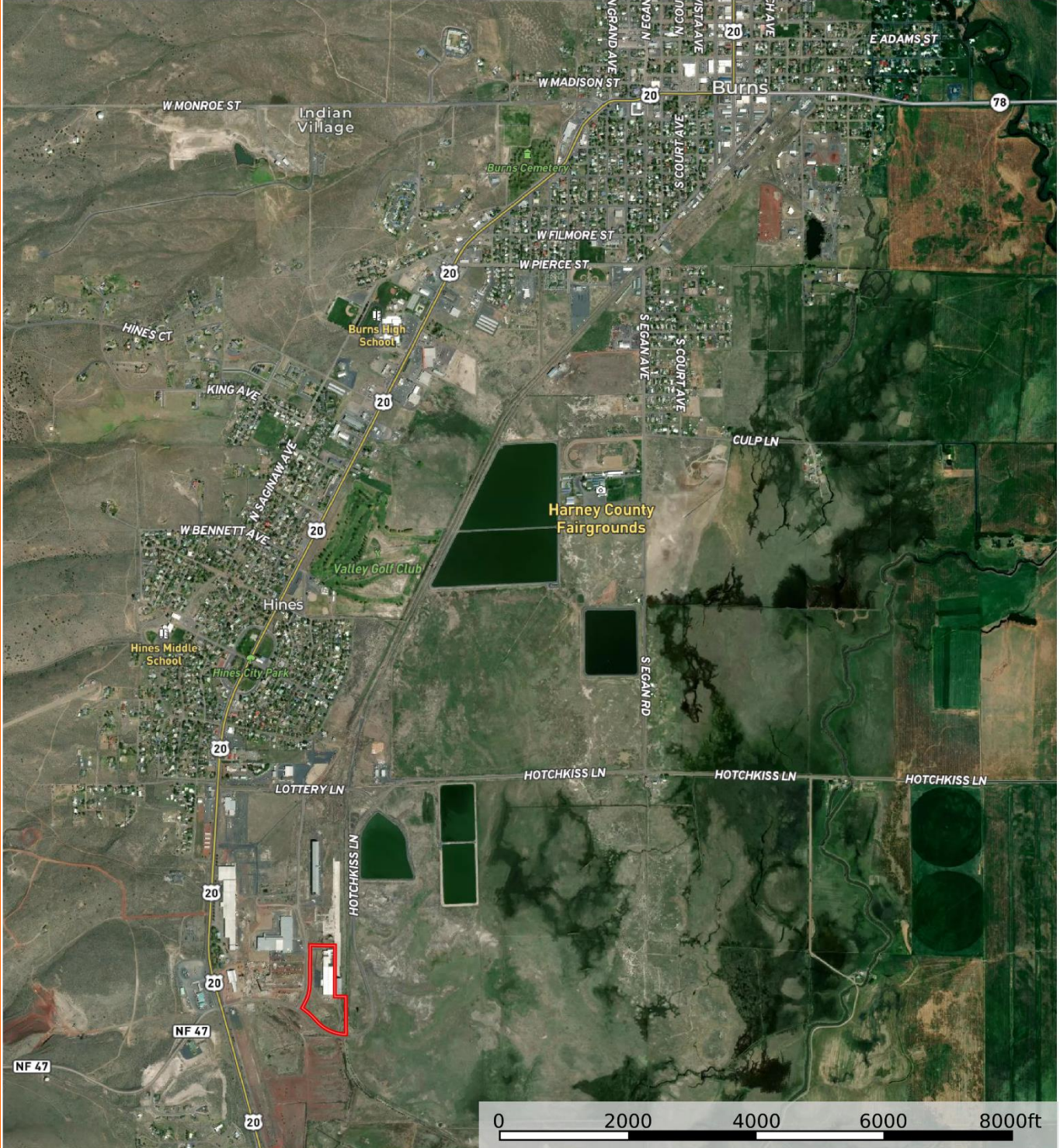
411 Snow Mountain - Keystone Pacific
Oregon, AC +/-



Boundary



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Oregon, AC +/-



Boundary