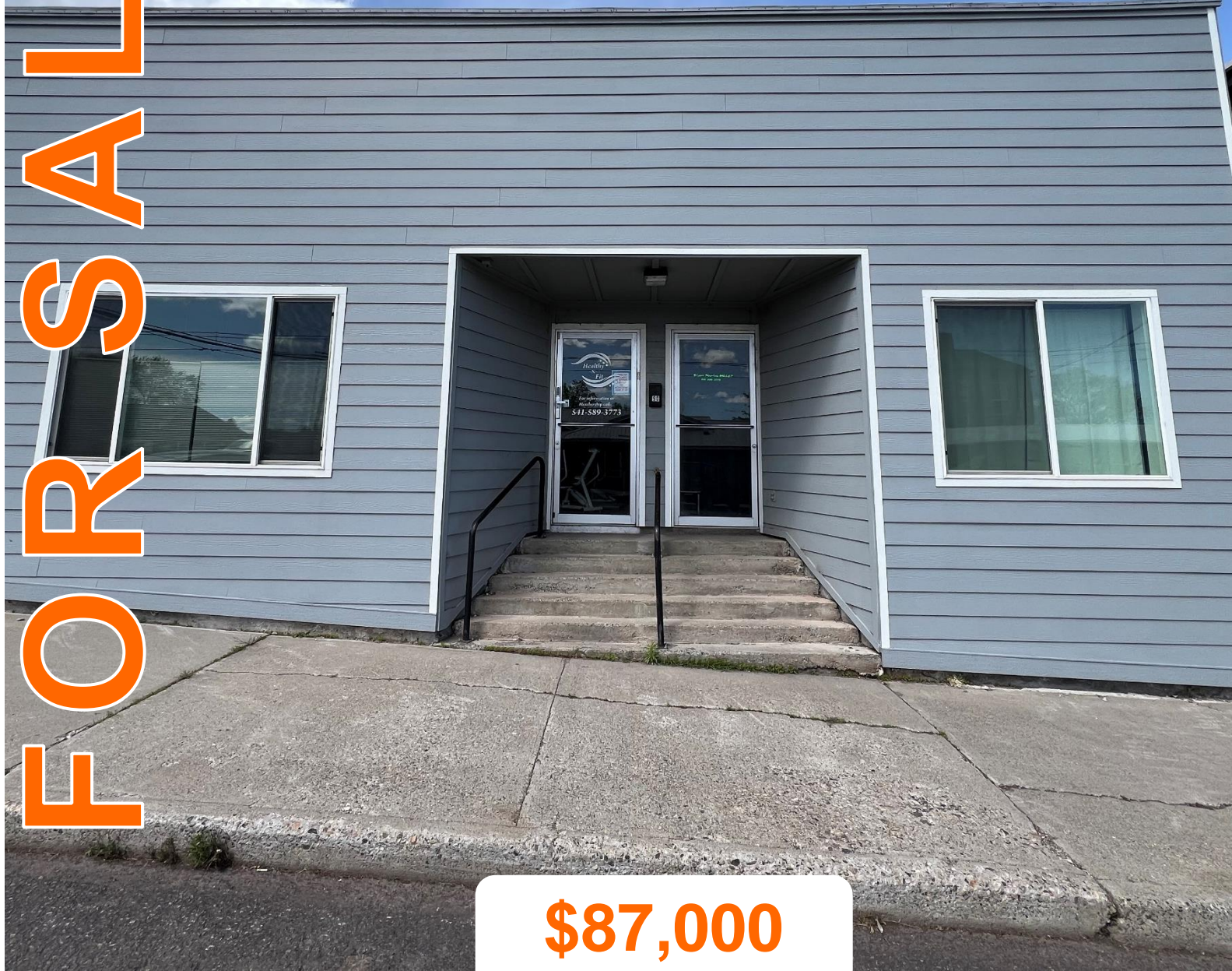


FOR SALE



**Jett Blackburn
Real Estate Inc.**



\$87,000

90 W Adams Street, Burns, OR 97720



**Presented By
Colby Marshall**

Principle Broker – Accredited Land Consultant
United Country Jett Blackburn Real Estate
707 Ponderosa Village, Burns, OR 97720
(C) (541) 413-55572 | (O) (541) 413-5660
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Broker Info





ADDRESS:	90 W. Adams Street, Burns, OR 97720
PRICE:	\$87,000
TAXES:	\$1,161.28 (2023-2024 tax year)
FINANCING:	Cash or Bank Financing
YEAR BUILT:	1980
SQ.FT.:	1748 sqft (+/-; total) <ul style="list-style-type: none">• 983 sqft (+/-; fitness gym side)• 765 sqft (+/-; ballet studio side)
LOT SIZE:	.04 acre (+/-); no legal back door access
SIDING:	Hardiplank (new 2021)
WINDOWS:	Vinyl double pane (new 2021)
ROOF:	Rubber membrane (in good condition)
HEAT SOURCE:	Oil furnaces & oil monitor stove
BATHROOMS:	2 bathrooms (one in each space)
WATER/SEWER:	City of Burns
ZONING:	Commercial



**Jett Blackburn
Real Estate Inc.**



**90 W. Adams Street
Burns, OR 97720**

OWN MAIN STREET STOREFRONT

**Welcome to 90 W. Adams Street, at the heart of
Burns, Oregon.**

 (Unit 1 – 983 sqft +/-; currently used as fitness gym):

Located just a half block off busy Broadway Avenue, this commercial building offers versatile floor space, ideal for a variety of business endeavors. The interior layout is flexible and adaptable, has current high-traffic carpet flooring, and hosts a closet and storage areas. A bathroom and separate entrance add to the usability of the space.

 (Unit 2 – 765 sqft +/-; currently used as a ballet studio):

Adjoined to Unit 1, this additional space offers supplementary opportunities for expansion or complementary ventures. This second office space hosts 765 sqft of floor space, a linoleum floor, and its own oil monitor stove heat source. Additionally, the office has a separate entrance and bathroom.

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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