



64347 HARNEY AVE

CRANE, OR

**ZONED
COMMERCIAL**

**FORMER
MEDICAL
CLINIC**

**LOT IS .23
ACRES**

**753 SQ FT
BUILDING
COVERED
ENTRANCE**

\$79,000



**COMMERCIAL BUILDING
SENECA, OR**



ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT IS NOT GUARANTEED BY THIS BROKER OR HIS AGENTS. PROSPECTIVE BUYERS SHOULD CHECK ALL INFORMATION TO THEIR OWN SATISFACTION. PROPERTY IS SUBJECT TO PRIOR SALE, PRICE CHANGE, CORRECTION, OR WITHDRAWAL.

COMMERCIAL BUILDING SENECA, OR

LOCATION: 525 Highway 395, Seneca, OR 97873. Tax lot 500, T16S, R31EWM, Section 35CB. Seneca is located in Grant County between Burns and Canyon City. It is about 23 miles to Canyon City and 45 miles to Burns. The town lays at an elevation of 4,690 feet. There is a school for K-6 and then the students go to John Day. In 2016, the town showed 192 people living there.

PROPERTY: This tax lot is .23 acres and measures 100 ft. by 100 ft. It sets on the west side of Highway 395 and has direct access from the highway. The property is not fenced. There is city water and city sewer utilized at the property, along with power to the building. This tax lot is zoned as commercial.

IMPROVEMENTS: The one building has been used as a medical clinic by a Burns doctor in the past. This building was built in 1993, and is 753 sq. ft., plus a covered entry way in the front that is 288 sq. ft. or 12 ft. by 24 ft. In the back, there is a small 63 sq. ft. deck or 6 ft. by 10.5 ft. The main building, excluding the deck and entry way, is built with split face concrete blocks, and some of that is covered with board and bat siding. The roof is metal and the foundation is concrete block. The interior of the building consists of six rooms plus the back porch/storage room. There is one bathroom with a toilet and sink, and this is handicap accessible. Three of the other rooms have sinks in them. The entry/waiting room has a built in counter/desk. The heat in the building is electric wall heaters, with most rooms having their own heater and thermostat. The building is well insulated and stays fairly cool in the summer. A small air conditioner would be sufficient to cool the entire building.

TAXES: 2017-18 - \$763.93

REMARKS: This place can be used as a business, or it could even be converted to a cabin for a small group or family to utilize as a place to stay while enjoying the surrounding area for recreation, hunting, fishing, etc. There are no close neighbors, and there is even a nine-hole golf course to enjoy! It could also be rented out daily, weekly, or monthly. Many possibilities for this property! Contact us to take a look!!

PRICE: **\$79,000.** POSSIBLE OWNER TERMS!

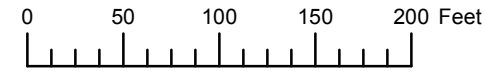
COMMERCIAL PROPERTY, SENECA, OR



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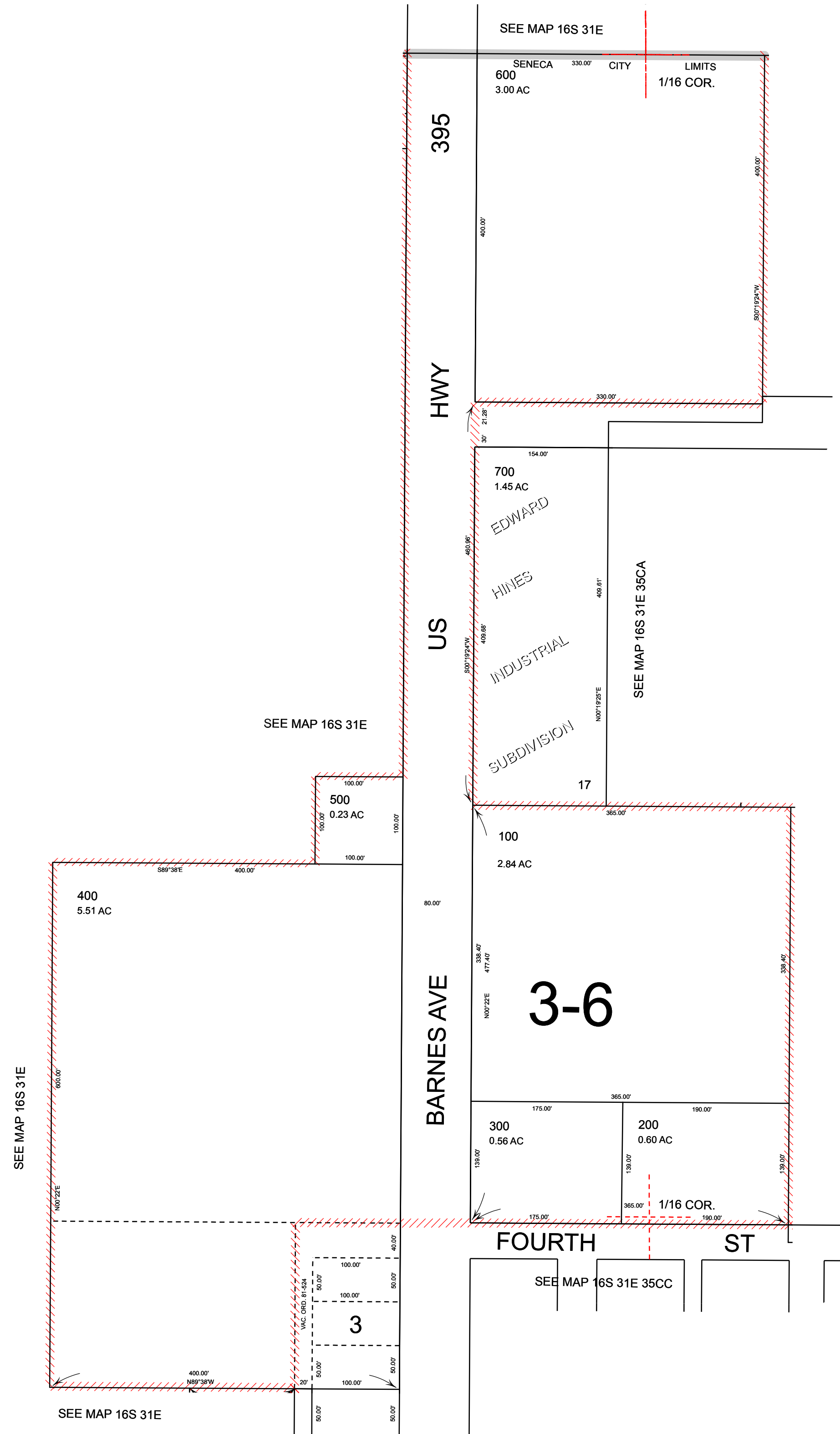


THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



N.W.1/4 S.W.1/4 SEC.35 T.16S. R.31E. W.M.
GRANT COUNTY
1" = 100'

16S31E35CB
SENECA



Revised: SH
08/16/2013

SENECA
16S31E35CB