

FOR SALE

1040 West Elm Avenue, Hermiston, OR 97838

1.33 Acres of Office Land in Medical Complex



THE PROPERTY

- Across from Good Shepherd Medical Center
- Located in Columbia Professional Plaza
- Land: 57,935 ±SqFt (1.33 ± Acres)
- Dimensions: 193 ±SqFt by 300 SqFt
- Building ready land; all utilities to site
- Sidewalks and parking lot completed

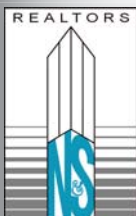
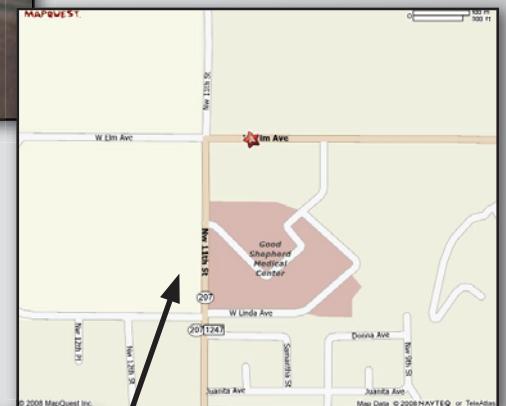
ZONING

- C-2 Outlying Commercial: City of Hermiston
- Zoned for 15,000 SqFt building

VALUE

- \$579,350.⁰⁰ or \$10.⁰⁰ per SqFt

NOTE: Seller has invested \$3.75 per SqFt for excavation, survey, sewer, drains, electrical, landscaping, street, paving & striping. Raw land cost equivalent is approximately \$6.25 per SqFt.



Norris & Stevens

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For More Information or a Property Tour, Please Contact:

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Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.





Columbia Professional Plaza II



Columbia Professional Plaza I

