



PUBLISHED RESERVE: \$37,500

LAST ASKING: \$65,000

SIZE: 3,700± Square Foot Building on 4,356± Square Foot Site

ZONING: Commercial

PROPERTY INSPECTION:

Saturday, October 25 1:00 to 3:00 p.m.

Sunday, November 9 1:00 to 3:00 p.m.

FINANCING: None – All Cash



DESCRIPTION: This restaurant facility, formerly called John's Place, is centrally located on North Main Street in downtown Heppner, which is located 50 miles south of the Columbia River in the foothills of the Blue Mountains. Heppner is the county seat of Morrow County and is a gateway to Blue Mountain Scenic Highway (Highway 74). The main floor is 2,310± square feet and the second floor is 1,391± square feet. The main floor consists of a main dining area, banquet room, men's and women's restrooms, kitchen area and walk-in cooler. The second floor has open seating and storage space, and potential opportunity for re-use as an apartment for providing monthly rental income. A bathroom and kitchen would need to be added to the second floor, along with a secondary outside entry.

The building is fully-equipped and includes stoves, pizza oven, deep fryers, salad bar, coolers, tables and chairs. (Please see Supplemental Information Package for inventory.)

The Heppner U.S. Post Office, Bank of Eastern Oregon, and several retail buildings, located on North Main Street, are near the restaurant facility. The property is serviced by city water and sewer. There is a small paved area in the rear of the building that is accessible from an alley.

LOCATION: 168 N. Main Street, Heppner, Oregon. Township 2 South, Range 26 East, Section 35BB, Tax Lot 11600.