



PUBLISHED RESERVE: \$32,500

LAST ASKING: \$60,000

SIZE: 3,312± Square Foot Building on 14,475± Square Foot Site

ZONING: Commercial

PROPERTY INSPECTION:

Saturday, October 25 10:00 a.m. to Noon

Sunday, November 9 10:00 a.m. to Noon

FINANCING: None – All Cash

DESCRIPTION: The former Office Pub & Bar is located just off of Highway 74, in the small town of Ione, midway between I-84 and Heppner. The one-story building, located at the northwest corner of Main and Green Streets, was built in 1952 and was rebuilt in 1975 following a fire. A pitched metal roof was added in 2004. The building has a lounge seating area, bar, dining area, men's and women's restrooms, equipped kitchen, walk-in cooler, and office break room with employee restroom. All furniture, fixtures and equipment are included in the sale. The property has public water and a septic system.

There may be potential to build an additional small building on the property in order to take advantage of excess land along Green Street which provides access to Highway 74. The adjoining property to the west is used by Morrow County Grain Growers, and to the east is the Ione Market.

LOCATION: 325 W. Main Street, Ione Oregon. Township 1 South, Range 24 East, Section 4DC, Tax Lots 1200 and 1201.

