



PEOPLE | PROPERTIES | A BRIGHTER TOMORROW



KELLIE ROBINSON

Owner, Designated Broker
Licensed in Idaho & Oregon

 **208-739-6876**



1890 SW 18TH AVE | ONTARIO, OREGON 97914

Commercial / Light Industrial

8,700+ SF Building + Large Parcel

A VERSATILE BUSINESS PROPERTY

A substantial Ontario commercial property currently configured with a machine-shop side and an automotive-service side. The building offers customer-facing office space, extensive drive-through service bays, a large gravel yard, additional land, solar, water rights, and flexible use potential.



8,700+ SF

Building size stated in the MLS.



C / LIGHT IND.

Commercial / Light Industrial zoning.



8 WEST BAYS

Drive-through roll-up service doors.



SEMI / RV BAY

Oversized access within the west service area.



2 FULL BATHS

One bathroom is ADA compliant.



SOLAR INCLUDED

South-roof solar panels convey with the sale.

Information deemed reliable but not guaranteed. Buyer to verify building size, zoning, utilities, water rights, ADA features and permitted uses.

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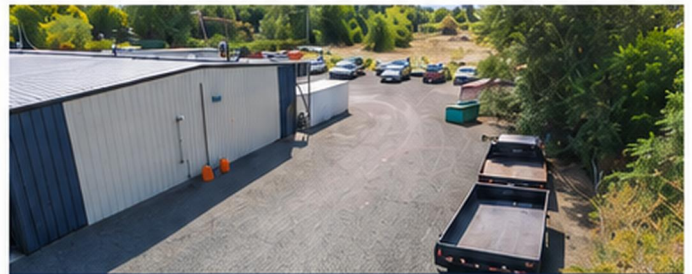
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AERIAL PROPERTY VIEW | RED OUTLINE SHOWN FOR MARKETING REFERENCE - NOT A SURVEY

PROPERTY SYSTEMS & SITE FEATURES

- **SOLAR PANELS CONVEY**
Solar panels on the south half of the roof are included in the sale.
- **METAL + FLAT-ROLL ROOF**
Roof composition includes metal and some flat-roll sections.
- **WELL + SEPTIC**
The property is served by well and septic.
- **2 ACRES OF WATER RIGHTS**
Two acres of water rights come with the parcel.
- **LARGE PARCEL / EXTRA LAND**
Additional land creates room for operational flexibility or future plans.



GRAVEL YARD + ADDITIONAL LAND



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