

© 2025



Client Full Comm/Industrial 2/28/2025 10:59AM

\$595,000 4400 gross sqftStatus: **Active**

List Date: 2/25/2025

DOM: 3

Acres: 1.16

MLS#: 423252463

Year Built: 2021 / APPROX

38481 SAWMILL CUTOFF LN Halfway, OR 97834

Unit #:

XST/Dir: Hwy 86 to Sawmill Cutoff Lane. Property is on the left.

Property Details:

Property Type: Warehouse

Property Tax/Yr: \$1,452.25 / 2024

County: Baker

Sale Inc: Building, Land

Legal: 08S4621A Tax Lot# 204, Ref# 18535

Area: 467

Zoning: OMLUZ

Tax ID: 18535

CC&Rs: No

Open House:

Upcoming Open House:

Features: Display Window, Ground Level, Inside Storage, Office, Accessible Doors

Equipment: Smoke Detector

Internet: FIBROPT

Lot Size: 1 to 2.99 Acres

Seller Disclosure:

Lot Dimensions: 220X256 m/l

Approx. Lot SQFT: 56,320 m/l

Stry/Bldg: 2/1

Parking: 12 / Off Street

Construction: Concrete, Fiber Cement, Wood Frame

Ceiling Ht/Ft: 16

Truck Door: / At Grade Level

Roof: Composition

Occupancy: Month To Month

Loading: Truck Dock

Office SqFt:

Whse SqFt: 2668

Mfg SqFt:

Road Frontage: 220

Road Surface: Gravel

View: Mountain(s)

Waterfront:

Body Water:

Current Use: Warehouse

Unreinforced Masonry

Building: No

The property is excellent for a multitude of business ventures. The property is located across the street from Pine Valley Airport and just down the road from the adorable town of Halfway, OR.

Halfway is a tourist destination for exploring the mountains and recreation opportunities nearby including the Whitman National Forest, Imnaha River, Hells Canyon, Snake River, and the Oxbow and Brownlee Dam. An amazing opportunity in an area where this type of versatile zoning is not common.

Utilities:

Heat: Wall Heater

Fuel: Electricity

Water: Well

Sewer: Standard Septic

Cool: None

Volts:

Amps: 200

Business and Lease Information:

Restrictions:

Actual Gross Income: \$0

Proj. Gross Income:

Lease Expire: 4/1/2025

Business Name:

Actual Net Income: \$0

Proj. Net Income:

Lease Equip No

Yr Estab:

Actual Oper. Expenses: \$0

Proj. Oper. Expenses:

Lease Amount: \$2,000

Short Sale: No

Bank Owned/Real Estate

Owned: No

Inventory:

Lease Deposit:

Lease Type: Month To Month

Terms: CASH, CONV, OWNCONT

Doc Available:

Assumable Interest Rate:

Assumable Remaining Months Ending:

Comparable Information:

Original Price: \$595,000