



Virtual: [Virtual Tour #1](#)

Exceptional commercial opportunity! This 15,917 SF commercial building, situated on nearly two acres, offers a rare combination of high-end construction, thoughtful design, and incredible versatility in an established business corridor. With multiple covered entrances with wide sidewalks complete with a full snow melt system and ADA compliance, the single-level structure provides easy access for visitors and staff. The property is surrounded by low maintenance mature landscaping and features a well-lit, paved parking lot with 75 +/- spaces. Designed with custom craftsmanship, the building showcases stunning stone walls accented with polished river rock beams and entryways, creating a distinctive and welcoming aesthetic. Currently configured for both medical and gym use, the interior layout is highly adaptable, making it an ideal opportunity for a variety of business ventures, including recreation, hospitality, or restaurant use. One of the two existing gym areas includes a spacious workout space, a private office and a separate instruction room. Adjacent is an indoor pool with convenient access to a laundry area. The well-equipped locker rooms, each featuring a sauna, provide access to both pool and gym area. The medical facility wing offers numerous private rooms, designated office space, two kitchen areas, a welcoming foyer, three bathrooms, and a secondary gym currently used for physical therapy. With its premium construction, expansive footprint, and the flexibility to reimagine the space for new business opportunities, this property presents an outstanding investment in a prime location. Whether continuing its current use or transforming it to suit new possibilities, this is a one-of-a-kind opportunity to own a standout commercial building. Call your Broker today for more information or to schedule a tour to explore its full potential! Business is not included in the sale.

Client Full

Comm/Industrial

8/24/2025 10:46AM

**\$3,499,900** 15917 gross sqft

Status: **Active**

List Date: 3/29/2025

DOM: 148

Acres: 1.97

MLS#: 432836436

Year Built: 2003 / EXISTNG

**2519 Cove AVE La Grande, OR 97850**

Unit #:

XST/Dir: Cove Avenue

## Property Details:

**Property Type:** Commercial

**Property Tax/Yr:** \$34,935.48 / 2024

**County:** Union

**Sale Inc:** Building, Land, Sign

**Legal:** 03S3804-CC-01200

**Area:** 440

**Zoning:** LG-GC

**Tax ID:** 190

**CC&Rs:**

**Open House:**

**Upcoming Open House:**

**Features:** One Level, Conforms to ADA, Ground Level, Outside Storage, Office, Accessible Doors

**Equipment:** Fixtures, Smoke Detector, Sprinkler

**Internet:**

**Lot Size:** 1 to 2.99 Acres

**Seller Disclosure:**

**Lot Dimensions:**

**Approx. Lot SQFT:** 85,800

**# Stry/Bldg:** 1/2

**Parking:** 76 / Off Street, Paved

**Construction:** Block, Stone

**Ceiling Ht/Ft:**

**Truck Door:** /

**Roof:** Tile

**Occupancy:**

**Loading:**

**Office SqFt:**

**Whse SqFt:**

**Mfg SqFt:**

**Road Frontage:** 0

**Road Surface:** Paved

**View:** Mountain(s), Trees/Woods

**Waterfront:**

**Body Water:**

**Current Use:** Athletic Facility, Medical/Dental, Office

**Unreinforced Masonry Building:**

# Utilities:

**Heat:** Forced Air, Radiant, Zoned  
**Fuel:** Electricity, Gas  
**Water:** Public Water  
**Sewer:** Public Sewer  
**Cool:** Central Air  
**Volts:**  
**Amps:**

## Business and Lease Information:

<b>Restrictions:</b>	<b>Business Name:</b>	<b>Yr Estab:</b>	<b>Short Sale:</b> No
<b>Actual Gross Income:</b> \$0	<b>Actual Net Income:</b> \$0	<b>Actual Oper. Expenses:</b> \$0	<b>Bank Owned/Real Estate</b>
<b>Proj. Gross Income:</b>	<b>Proj. Net Income:</b>	<b>Proj. Oper. Expenses:</b>	<b>Owned:</b> No
<b>Lease Expire:</b>	<b>Lease Equip</b>	<b>Lease Amount:</b> \$20,000	<b>Inventory:</b>
<b>Lease Deposit:</b>			
<b>Lease Type:</b>			
<b>Terms:</b> CASH, CONV, OWNCONT			
<b>Doc Available:</b> Aerial Photo, Floor Plan, Tax Information			
<b>Assumable Interest Rate:</b>			
<b>Assumable Remaining Months Ending:</b>			

## Comparable Information:

**Original Price:** \$3,499,900