

**ROOKSTOOL
MODERN
REALTY,LLC.**

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Cindy Sperry, Broker - 541-281-4925

FOR RENT!



COMMERCIAL OFFICE SPACE. 2 months free rent incentive per year with a three year or longer lease. Office space in commercial building shared by medical offices, State of Oregon office, a real estate office, property management office and a construction office. Very affordable as the owner provides free geothermal heating. Space has a reception area, 4 offices, a restroom, conference room or a 5th large office. Great access. **\$1,000/month.** **MLS#220186434.** Call Jack at 541-891-7826 to view

COMMERCIAL



VERY HIGH TRAFFIC COUNT

Corner lot. 7320 sq. ft. divided into 2 units. Off street parking lot & both units are currently leased. 3 exterior over-

head doors. One unit has 800 sq. ft. mezzanine for storage. New exterior paint. Extra area behind the building has chain link fencing & included in the leases. Contact listing agent for financial information. Please do not disturb tenants. **MLS#220188175. \$625,000.**
4609 S 6th St., Klamath Falls, OR

PRICE REDUCED



RECENTLY REMODELED!

4 bedroom, 2 bathroom home on just over an acre. Split floor plan, open concept, lots of natural light. Close to town with country feel. Room for your toys & animals.

Listing agent is related to seller. **MLS#220188175. \$343,000.**
5540 Dewitt Ave, Klamath Falls, OR



BEAUTIFUL HOME IN EAGLE POINT GOLF COURSE COMMUNITY

Granite counters, hardwood floors, 3 car garage,

covered finished concrete patio. Kitchen has quality cabinets, an island with a sink, 6 burner gas stove, 2 ovens, walk-in pantry & is open to the dining & living room. Nice stone finished gas fireplace. Spacious master suite with walk-in closet, large soaking tub, dual head walk-in shower & double vanities. Both front & back yards are landscaped & have built-in sprinklers & drip systems. Raised garden planters & the 4th bedroom could also be a craft room or office. Smoke & pet free home. **\$645,000.** Call Jack, 541-891-7826.

INCOME PRODUCING!



MULTI-TENANT OFFICE BUILDING

Low heating cost with

geothermal. Just off Crater Lake Parkway near the Ella Redkey Pool & across from the USDA Center. Spacious parking lot. Good return on your investment. Financial information provided with signed NDA. Possible owner carry. Each space has access to the geothermal heating system and it's own A/C. Owner provides exterior maintenance, water, sewer and geothermal heating along with parking lot and central hallway electricity. **Call Jack at 541-891-7826**

PRICE REDUCED



HOT SPRINGS AREA HOME

Cheap geothermal heat! Very close to the hospital, college & a park. Massive 22'x24' covered deck over the 2 car carport. Recently refurbished. Beautiful oak floors w/craftsman

charm. New roof & paint inside & out. 3rd bedroom is downstairs with outside entrance & closet is on the way. Owner is the listing real estate company & partially owned by the listing agent. Seller will provide a Home Warranty and contribute up to \$13,000 towards buyer's closing costs and interest rate buy down to lower the monthly payment. **Call Jack at 541-891-7826. \$220,000.**

PRICE REDUCED



CUTE AND COZY

3 bed, 1.5 bath home in the Gatewood neighborhood. Beautiful landscaping, large deck, great area for entertaining. Home also has enclosed

garden area with raised beds, oversized 2 car garage, RV Parking, large shed, and fire pit. **\$345,000. MLS#220188766. 5382 Gatewood Drive.** Call Cindy Sperry at 541-281-4925.



LIKE NEW!

Remodeled and ready for you to move in! Large carport with storage, fenced yard, shade trees, new laminate flooring, oak cabinets, gas heat, vinyl windows, new interior & exterior

paint, newer roof, interior doors, ceiling fans, and much more!
MLS#220166531. \$215,000. Call Jack at 541-891-7826.



20 ACRES.

Close to the college, the industrial park and Sky Lakes Medical Center. Beautiful views of Klamath Lake and the Cascade Mountains. Property has access along the

southern lot line of the adjoining lot to Uhrmann Rd and adjoins land owned by developers. This lot has many possibilities. **\$275,000.**
MLS#220188656. Call Jack at 541-891-7826

Real Estate Property for Sale: rmrealtymhomes.com

Property Management Professional Full Service: rmrpropertymanagement.com

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