

***Just Listed!***



## ***Two-Unit Office Building in Aurora!***

**21268 / 21270 HIGHWAY 99E NE, AURORA, OREGON**

**\$199,995**

*This spacious building offers flexibility, with two units for this price! Plenty of parking, plus dual heat pumps for optimum climate control. Call Roy or Bruce for more information or to view this property!*

***Approx. 1,808 Square Feet Total  
Built in 1977***

***Lot: 165 x 100 x 146 x 101 Approx.  
Located Within Aurora City Limits  
High-Traffic Location***

***Two Forced-Air Electric Furnaces  
Two Heat Pumps  
Separate Entrances  
Connecting Door Between Units***

**West Unit:**

- ▶ ***2 Rooms***
- ▶ ***1/2 Bathroom***
- ▶ ***Utility Closet***

**East Unit:**

- ▶ ***3 Rooms***
- ▶ ***1 Full Bathroom***
- ▶ ***Kitchen and Dining Area***
- ▶ ***Access to 2nd Utility Closet***

***Paved Parking for 8 Vehicles  
Security System  
Small Storage Shed  
Partially Fenced***

***Large Open Yard  
'10 - '11 Taxes: \$1,858.88***

***RMLS #11478268***

***WVMLS #641738***

***Featured at: [AuroraOregon.com](http://AuroraOregon.com)***

***Call Roy Widing or Bruce Widing, Principal Brokers: (503)682-1083.***



Above information is not guaranteed, but is believed to be accurate. Square footage per tax records.