

FOR SALE

1,500 SF | \$375,000

Leased Industrial Condo in North Brinson Business Park

62987 Plateau Dr., Unit 4, Bend, OR 97701



PROPERTY DETAILS

Unit 4:	1,500 SF
Sale Price:	\$375,000
Bldg. Size:	6,000 SF
Price/SF:	\$250.00
Cap Rate:	5.80%
NOI:	\$21,600
Year Built:	1999
Zoning:	Light Industrial (IL)
Parking:	Reciprocal Parking

HIGHLIGHTS

- Established tenant occupancy providing immediate income
- Tenant has occupied the space for 8 years, with renewal structure including additional option periods
- Fenced yard area enhances functionality for industrial users
- Office buildout with dedicated yard space behind unit
- Shared fenced yard area adjacent to condo
- Newer Reznor gas heater installed
- Steel construction with metal roof and siding
- Condo association in place with governing bylaws

Pat Kesgard, CCIM

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

541.383.2444 | www.CompassCommercial.com

COMPASS
COMMERCIAL

**REAL
ESTATE
SERVICES**

FOR SALE

1,500 SF | \$375,000

Leased Industrial Condo with Fenced Yard off of Brinson

62987 Plateau Dr., Unit 4, Bend, OR 97701



Broker is licensed in the state of Oregon. This information has been furnished from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Compass Commercial Real Estate Services. All measurements are approximate.



Pat Kesgard, CCIM

Principal Broker

Cell 541.350.8900

pkesgard@compasscommercial.com

COMPASS
COMMERCIAL

REAL ESTATE
SERVICES