

FOR SALE

Prime Westside Bend Land

1701 & 1779 NW Pence Lane, Bend OR 97703

1.55 AC | \$3,750,000 | ZONED CC



Prime Corner Land for Sale! Situated at the gateway to COCC, NorthWest Crossing, and Newport Avenue. This exceptional property includes two adjacent tax lots, sold together for a combined total of 1.55 acres.



Amy Cecil, Principal Broker
amy@nwkeypm.com
(541) 420-8890



www.nwkeypm.com

Mollie Boyd, Broker
mollie@nwkeypm.com
(541) 350-6656

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PROPERTY DETAILS

Sale Price: \$3,750,000

Lot Size: 1.55 AC - Lot 606 1.0ac & Lot 1400 0.55ac

Price/SF: \$55.54

Zoning: COMMERCIAL CONVENIENCE (CC)

Convenience Commercial uses are larger in scale and area than neighborhood commercial uses and provide for frequent shopping and service needs of nearby residents. The zone is intended to provide locations for a wide range of small and medium sized businesses and services as a convenience to the neighboring residential areas. New convenience commercial nodes shall develop as commercial centers rather than a commercial strip and be limited in size up to 5 acres.

HIGHLIGHTS

- Located on the prime corner of College Way and Pence Lane with frontage along Shevlin Park Road. This is the gateway to COCC, NorthWest Crossing and more!
- Close to NorthWest Crossing, Newport Ave, Downtown restaurants, shops, schools and businesses
- Some uses include: New **Residential** as part of a mixed-use development, **Retail** sales and service, **Restaurants** and Beverage Services (drive through permitted), **Offices** and **Clinics, Lodging, Entertainment** and **Recreation, Veterinary Clinic, Daycare ***

*From Bend Code: <https://bend.municipal.codes/BDC/2.2.300>



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