

FOR SALE

1,482 SF | ~~\$750,000~~

Centrally Located Commercial Building

204 NE 4th Street, Bend, OR 97701

**PRICE REDUCED TO
\$725,000**



EXCELLENT OPPORTUNITY FOR AN OWNER-USER



Graham Dent, SIOR | Jay Lyons, SIOR, CCIM

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COMPASS
COMMERCIAL

**REAL
ESTATE
SERVICES**

FOR SALE

~~\$750,000~~

Centrally Located Commercial Building

PROPERTY DETAILS

- Avail. Space:** 1,482 SF
- Sale Price:** ~~\$750,000~~ \$725,000
- Price/SF:** \$489.20
- Lot Size:** 0.14 Acres
- Year Built:** 1940 (renovated in 2013)
- Zoning:** High Density Residential (RH)
(Buyer to verify its use is allowable)
- Parking:** Ample onsite spaces off of NE 4th Street and NE Burnside Avenue

HIGHLIGHTS

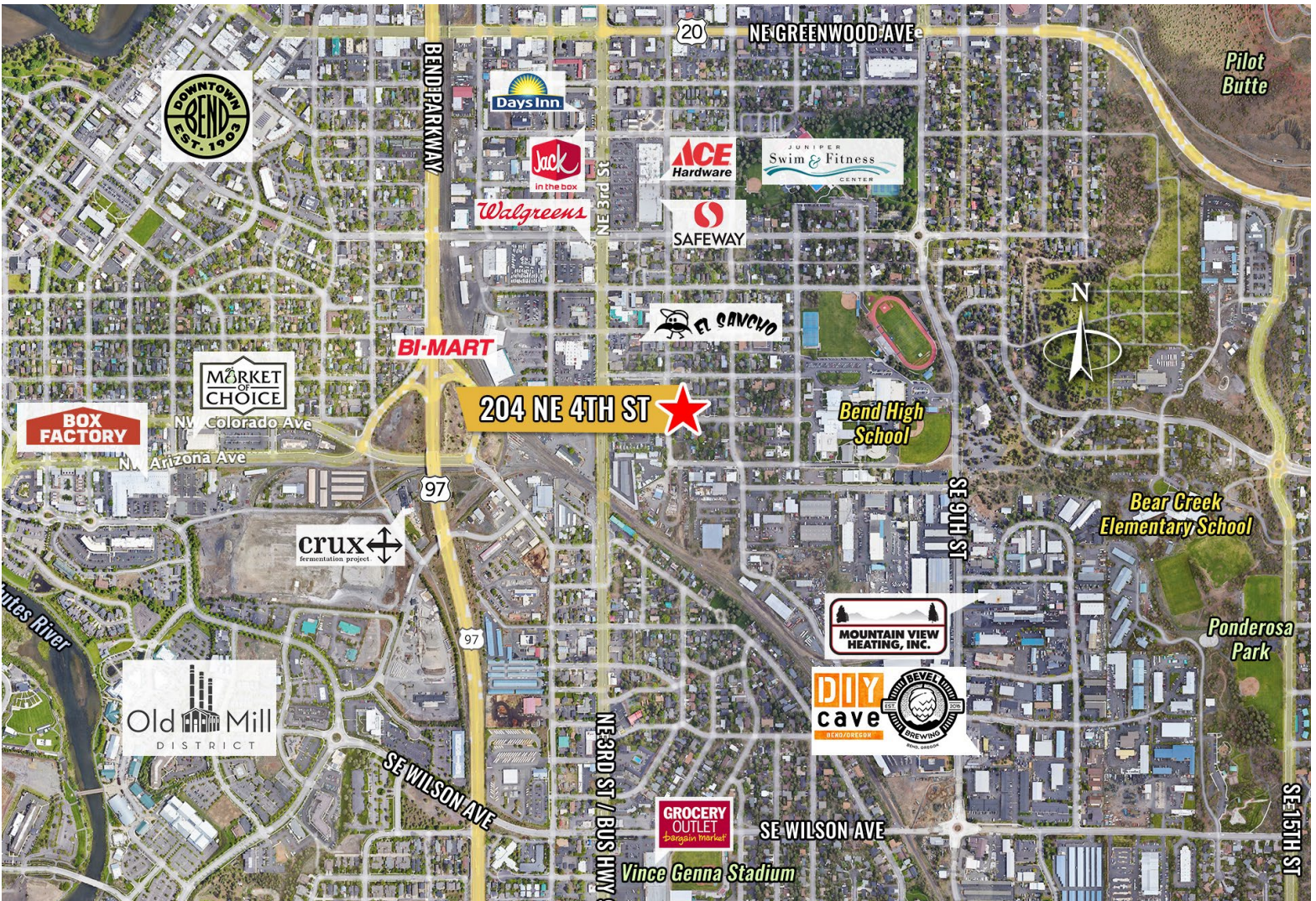
- Ideally situated in Bend with easy access to Hwy 97 and amenities along NE 3rd Street
- Prominent corner location with high visibility
- Excellent onsite parking plus storage shed
- Well suited for an owner-user
- Several recent upgrades including exterior paint and landscaping
- Interior includes reception, two private offices, large work area, two restrooms and kitchen
- Interior can be easily demised into two separate units





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Brokers are 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.



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