

FOR SALE

1,749 SF | \$725,000

Centrally Located Bend Office Building

1208 NE 4th Street, Bend, OR 97701



PROPERTY DETAILS

Sale Price:	\$725,000
Bldg. Size:	1,749 SF
Price/SF:	\$415.52
Year Built:	1968
Zoning:	Residential High-Density (RH)

HIGHLIGHTS

- Building includes reception, four private offices, and a break room
- Well suited to an owner-user
- Ample onsite parking available
- Great location with traffic counts over 23,502 (AADT) along Marshall Avenue and 3rd Street

Russell Huntamer, CCIM | Eli Harrison, Broker

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

541.383.2444 | www.CompassCommercial.com

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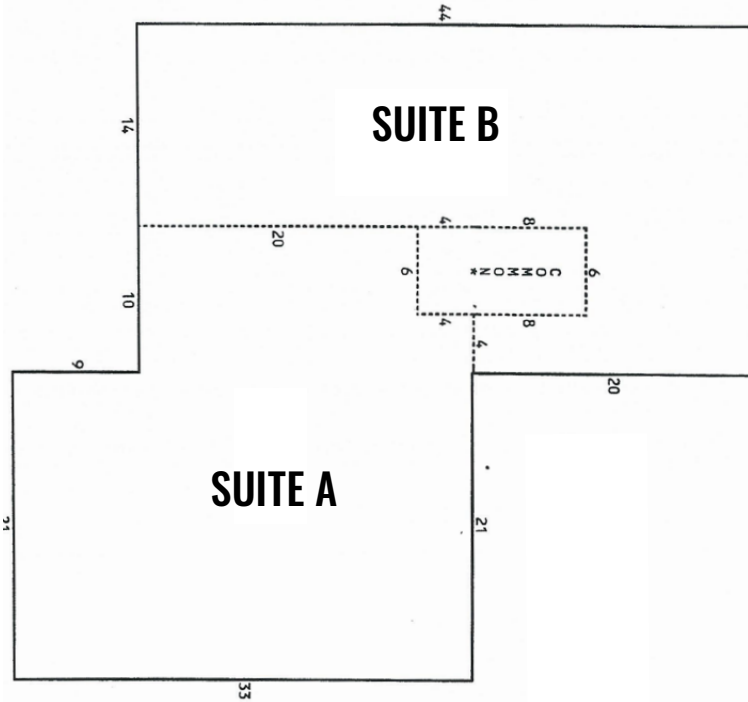
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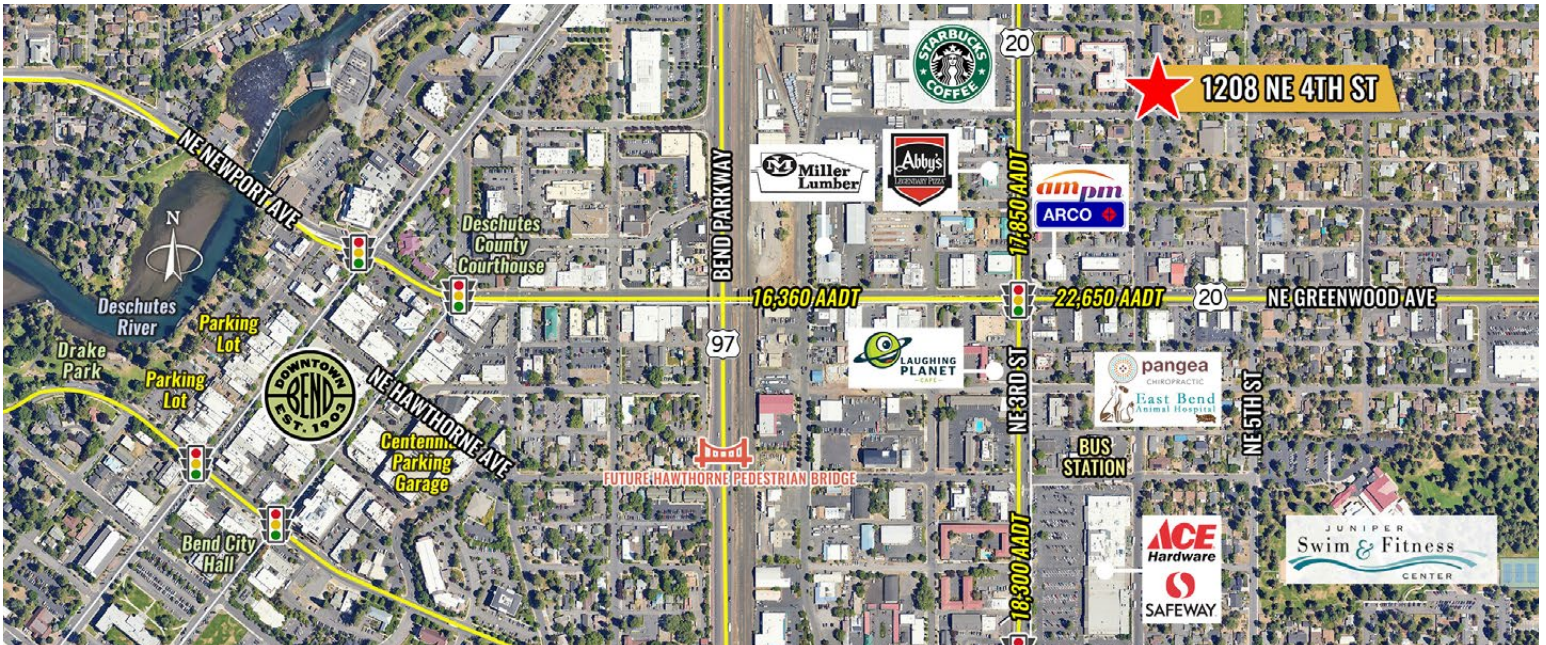
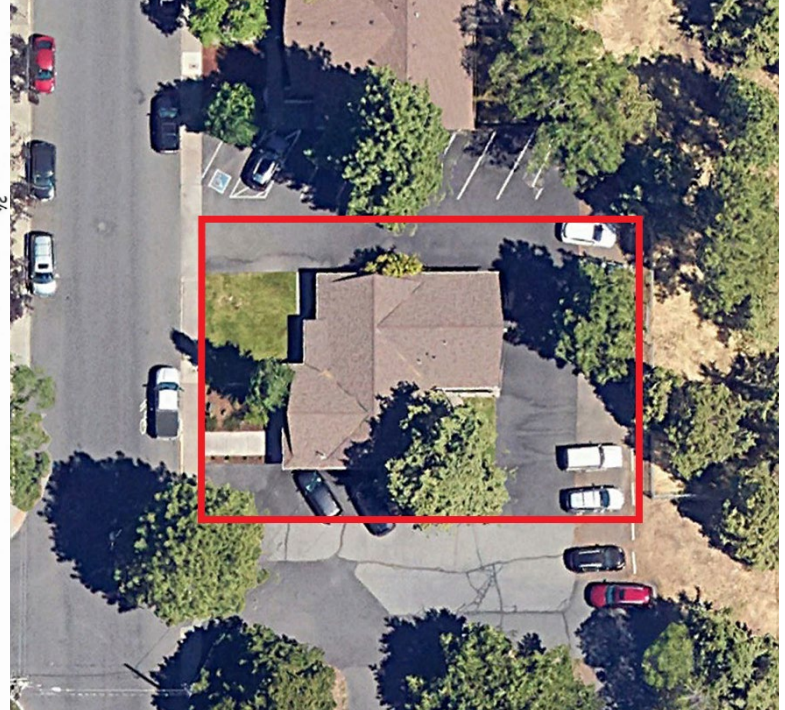
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FLOOR PLAN



AERIAL



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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