

FOR SALE

1.13 AC | \$2,091,969

Development Land on Bend's West Side

1010 SW Yates Dr., Bend, OR 97702



ZONING ALLOWS FOR RETAIL, MULTIFAMILY, OFFICE, MEDICAL, AND MORE



**Graham Dent, SIOR | Pat Kesgard, CCIM
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541.383.2444 | www.CompassCommercial.com

COMPASS
COMMERCIAL

**REAL ESTATE
SERVICES**

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HIGHLIGHTS

- Fronts Century Drive, main route to Mt. Bachelor and the Cascade Lakes
- Mixed Urban zoning allowing for high-density development and mixed-use projects
- Located in Bend's Westside Medical Hub
- Great opportunity for an owner/user or developer
- Price per SF is \$42.50
- Traffic counts exceeding 16,000 AADT
- Water and sewer are stubbed to the property, with multiple fire hydrants located adjacent to the site. Additional utilities are located in street



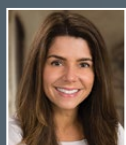
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