

FOR SALE

4,416 SF | \$1,500,000

4-Plex with Spectacular River Views

931 NW Carlon Avenue, Bend, OR 97703



STEPS FROM THE RIVER TRAIL, OLD MILL DISTRICT & DOWNTOWN BEND



**Ron Ross, Principal Broker | Terry O'Neil, Broker
Luke Ross, Broker | Dan Kemp, CCIM**

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

541.408.1202 | www.CompassCommercial.com

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FOR SALE

\$1,500,000

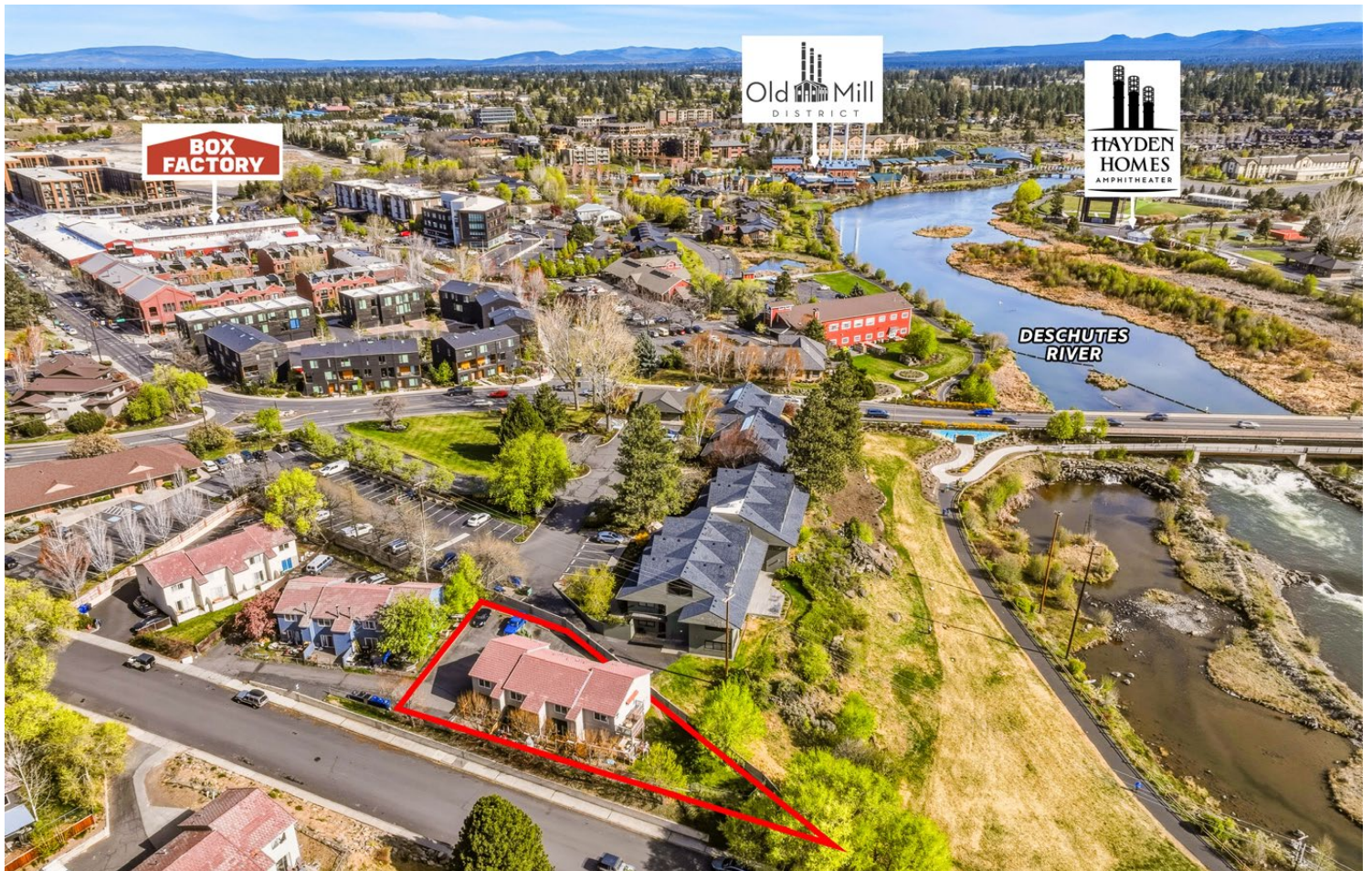
4-Plex with Spectacular River Views

PROPERTY DETAILS

Sale Price:	\$1,500,000
No. of Units:	4
Unit Mix:	(2) 3 Bed / 1.5 Bath (2) 2 Bed / 1.5 Bath
Price/SF:	\$339.67
Bldg. Size:	4,416 SF
Lot Size:	0.23 Acres
Year Built:	1978
Zoning:	Residential Medium Density (RM)

HIGHLIGHTS

- Excellent west side location near downtown Bend
- Stunning views of Deschutes River, Whitewater Park, and McKay Park
- Three units recently renovated
- In-unit washer/dryers
- Private decks and storage lockers for each unit
- Good on-site parking
- Potential seller financing



RENT ROLL

UNIT #	SF	RENTS/MO	RENTS/YR	RENTS/SF	MOVE IN	LEASE TERM
1	1,216	\$2,750	\$33,000	\$2.26	6/25/25	MTM
2	1,000	\$2,150	\$25,800	\$2.15	7/18/25	4/30/2026 then MTM
3	1,000	\$1,840	\$22,080	\$1.84	4/5/19	MTM
4	1,200	\$2,700	\$32,400	\$2.25	Vacant	
	4,416	\$9,440	\$113,280			

FINANCIALS

EXPENSES		
Real Estate Taxes	\$6,003	2025 Actuals
Property Insurance	\$2,286	2026 Renewal
Management	\$9,147	2025 Actuals
Repairs and Maintenance	\$8,000	Annual Average
Turnover	\$1,500	2025 Actuals
Utilities-W/S/G	\$4,963	2025 Actuals
Landscaping	\$1,266	2025 Actuals
Total Operating Expenses	\$33,165	



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73

79

Walk Score

Bike Score

Very Walkable

Very Bikeable

Ratings provided by www.walkscore.com/



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.

Ron Ross

Principal Broker

Cell 541.480.8884

rross@compasscommercial.com

Terry O'Neil

Broker

Cell 541.408.1202

toneil@compasscommercial.com

Luke Ross

Broker

Cell 541.480.6144

lross@compasscommercial.com

Dan Kemp, CCIM

Partner, Principal Broker

Cell 541.550.8413

dkemp@compasscommercial.com

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