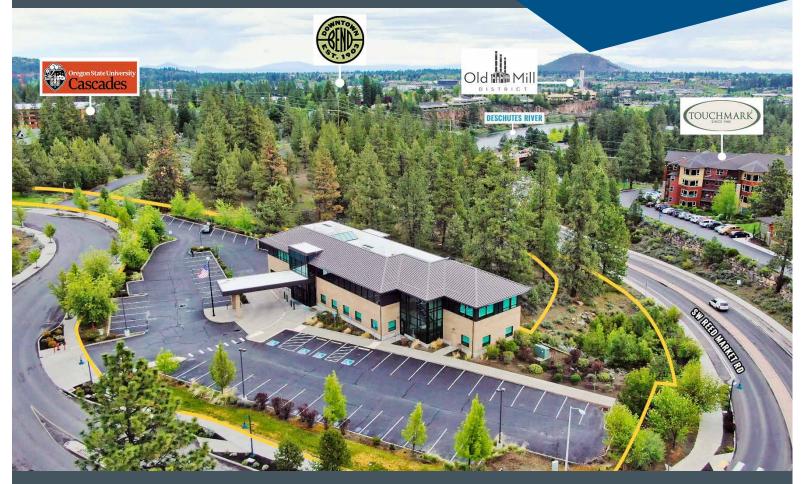
West Side Class A Medical Office Building 14,710 SF | 1.62 AC | \$5,200,000

FOR SALE 1080 Mt. Bachelor Dr. Bend, Oregon



Great Owner User or Investment Opportunity



Graham Dent, Broker | Jay Lyons, SIOR, CCIM Grant Schultz, Broker

600 SW Columbia St., Ste. 6100 | Bend, OR 97702 541.383.2444 | www.compasscommercial.com



Medical Office Building Sale Price: \$5,200,000

Property Details

Bldg. Size:	14,710 SF
Stories:	2
Lot Size:	1.62 Acres
Tax Lot:	181206DC00300
Year Built:	2005
Zoning:	Mixed Urban (MU)
Parking:	67 onsite spaces
Cross Streets:	On SW Mt. Bachelor Dr. between SW Reed Market Rd.

Highlights

- Priced below replacement cost
- Great owner user or investment opportunity
- Current office vacancy rate of 3% with no new construction underway
- Flexibility to convert to general office or other use
- Excellent visibility and location on Bend's west side
- Large vestibule and waiting areas
- Heated sidewalk and covered portico
- Plumbing in most exam rooms



and SW Century Dr.

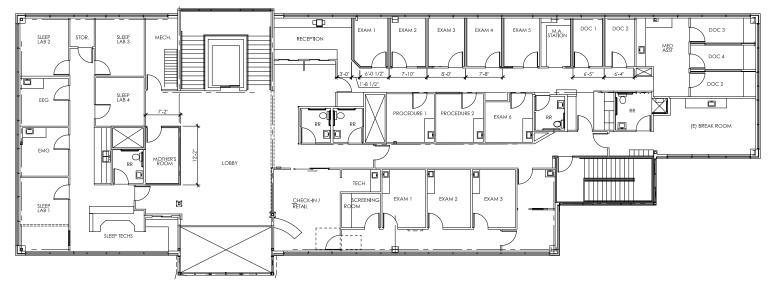




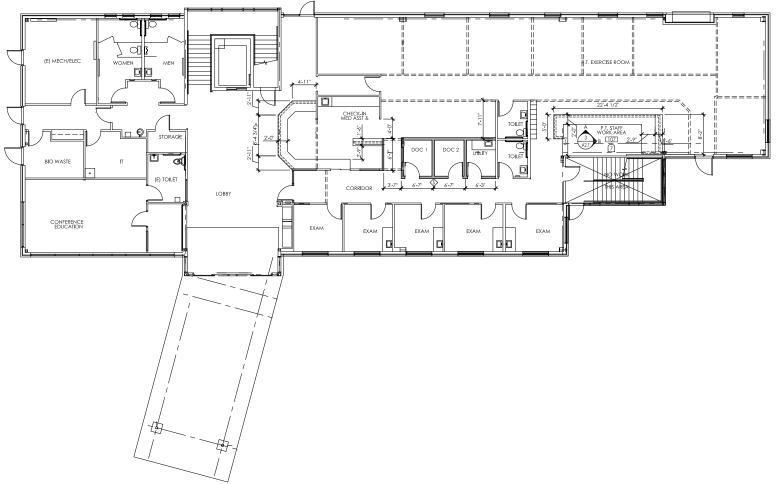


FOR SALE 1080 Mt. Bachelor Dr. Bend, Oregon

Second Floor Plan



First Floor Plan



FOR SALE: Medical Office Building

1080 Mt. Bachelor Dr., Bend, Oregon



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