

FOR SALE

0.48 AC | \$1,224,275

3rd Street Redevelopment Opportunity

1052 NE 3rd Street, Bend, OR 97701



PROPERTY DETAILS

Total Acres:	0.48
No. of Lots:	3
Tax Lots	171233BC05400
Included in Sale:	171233BC05500 171233BC05600
Zoning:	Commercial Limited (CL)

HIGHLIGHTS

- Current tenants on short-term leases
- BCD redevelopment opportunity
- Traffic counts over 18,500 on NE 3rd Street and 22,200 on NE Greenwood Avenue
- Zoning allows for mixed use projects: retail, restaurants, etc.
- 0.16-acre lot to the east also available for sale for a total of 0.64 acres

Dan Kemp, CCIM | Jay Lyons, SIOR, CCIM
Grant Schultz, Broker

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

COMPASS
COMMERCIAL

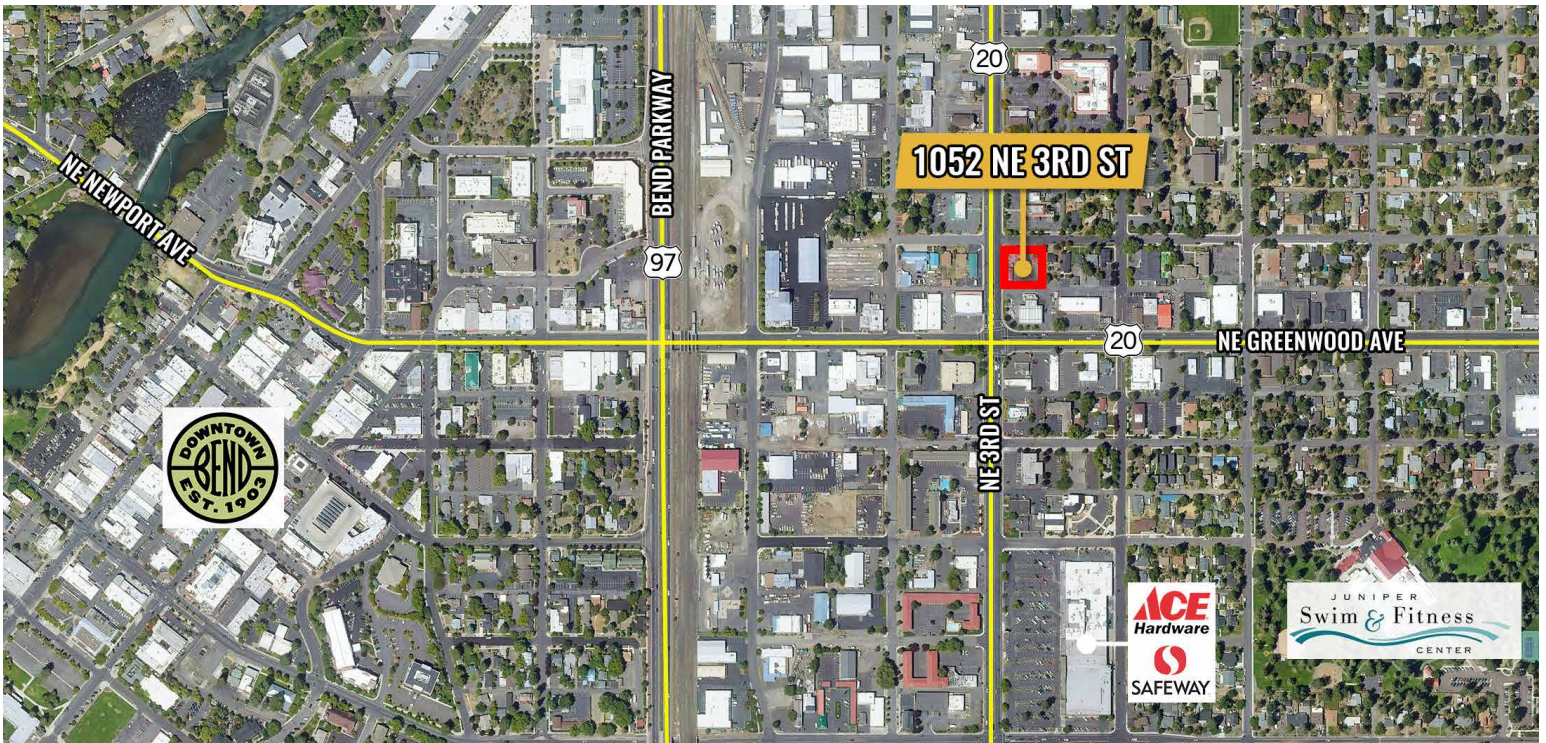
REAL
ESTATE
SERVICES

FOR SALE

0.48 AC | \$1,224,275

3rd Street Redevelopment Opportunity

1052 NE 3rd Street, Bend, OR 97701



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.



Dan Kemp, CCIM
Partner, Broker
Cell 541.550.8413
dkemp@compasscommercial.com



Jay Lyons, SIOR, CCIM
Partner, Principal Broker
Cell 541.410.6519
jlyons@compasscommercial.com



Grant Schultz
Broker
Cell 541.480.9873
gschultz@compasscommercial.com

COMPASS COMMERCIAL
REAL ESTATE SERVICES