

Retail Investment  
Opportunity on Hwy 97  
5,772 SF | 0.31 AC | \$2,049,000

**FOR SALE**  
3520 N Hwy 97  
Bend, Oregon



*Fully Leased to Two Strong Tenants | 5.25% Cap Rate*



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# FOR SALE

3520 N Hwy 97  
Bend, Oregon

## Retail Investment Opportunity

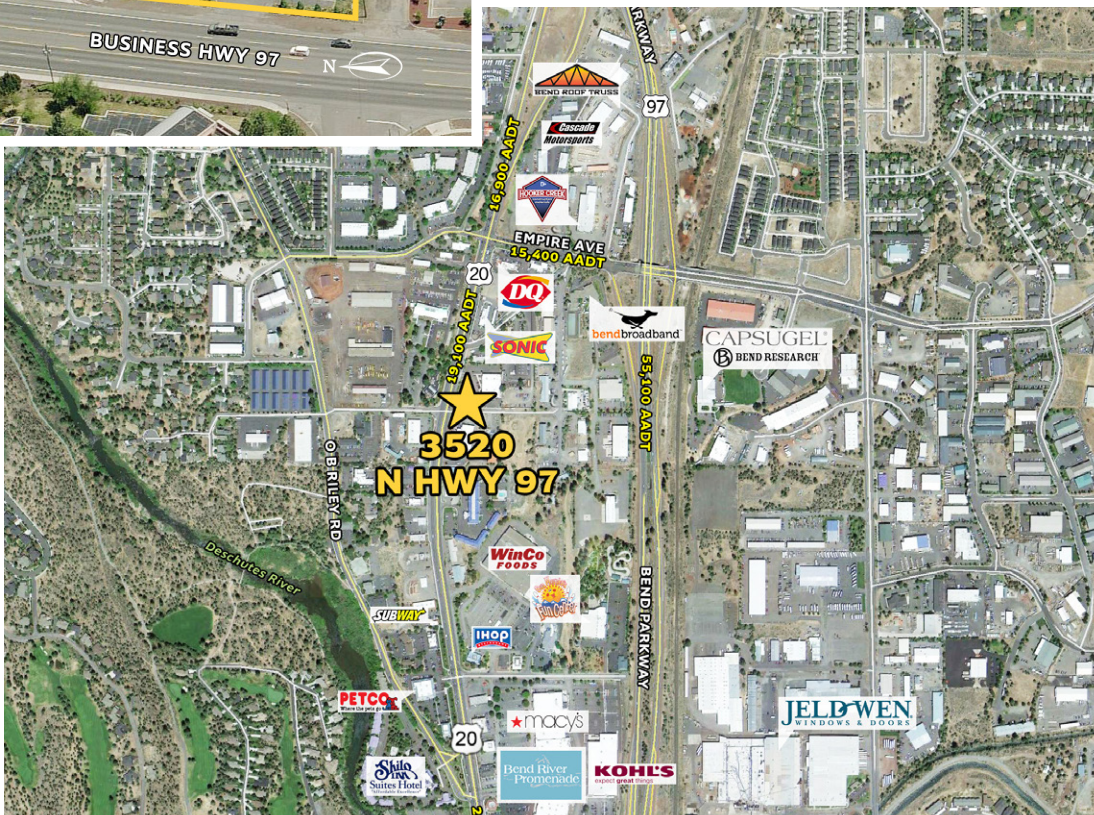
Sale Price: \$2,049,000

### Property Details

<b>Bldg. Size:</b>	5,772 SF
<b>Lot Size:</b>	0.31 Acre
<b>Year Built:</b>	1974
<b>Zoning:</b>	Commercial General (CG)
<b>Parking:</b>	Abundant on-site parking
<b>Financing:</b>	Seller financing available on approved credit. 30% down, 15 year at 3.6% or 20 years at 3.99%.

### Highlights

- Highly visible central Business Highway 97 location with great access
- ODOT developing corner with traffic light, sidewalk and reconfiguring entrance
- Multi-suite office building
- Additional income from an on-site billboard
- Downstairs: flexible retail suite with back office space, restroom, roll up door and small warehouse for product storage and delivery
- Upstairs: multiple private offices, open office space, small conference room, restroom, and break area



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