

**FOR SALE**

**2,717 SF | \$850,000**

## Downtown Bend Duplex

136-138 NW Greeley Avenue, Bend, OR 97703



**LIVE/WORK OR INVESTMENT OPPORTUNITY IN MIXED USE/OPPORTUNITY ZONE**



**Howard Friedman, CCIM**

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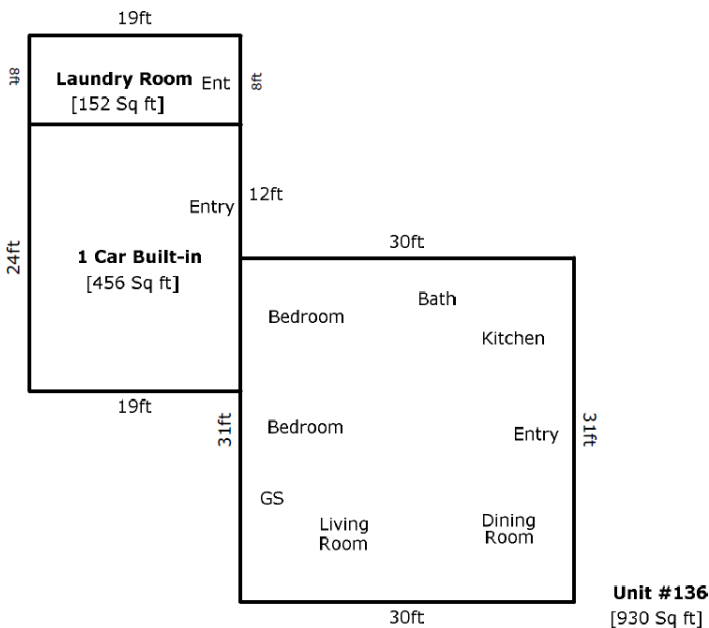
## PROPERTY DETAILS

- Avail. Space:** 930 SF Lower Level  
1,787 SF Upper Level
- Bldg. Size:** 2,717 SF
- Lot Size:** 0.10 Acres
- Year Built:** 1916
- Zoning:** Mixed-Use Urban (MU)
- Parking:** 6 onsite spaces
- Date Avail.:** Now

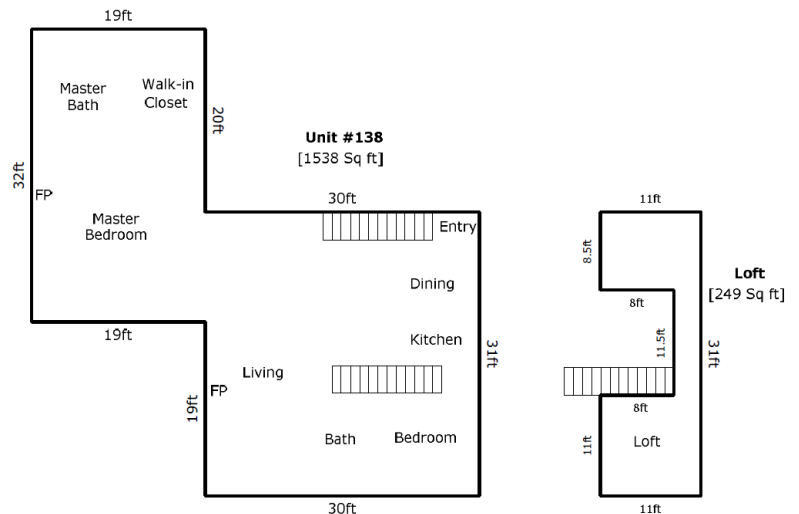
## HIGHLIGHTS

- **Property is in Opportunity Zone**
- Fantastic Opportunity to Live and Work in Downtown Bend
- Mixed Use Urban Zoning allows for a multitude of residential or commercial options
- Fully Leased with Month to Month renters, so Buyer could occupy or keep as investment
- Upper floor fully remodeled into nice 2br/2 bath unit
- Lower level is 2br/1bath and could be residential or office
- Separate laundry room for tenants
- Six rare downtown parking spots onsite
- Attached garage and carport
- Outdoor storage building

## GROUND FLOOR PLAN



## UPPER FLOOR PLAN



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.



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