

**FOR SALE**

**1,482 SF | ~~\$750,000~~**

## Centrally Located Commercial Building

204 NE 4th Street, Bend, OR 97701

**PRICE REDUCED TO  
\$725,000**



**EXCELLENT OPPORTUNITY FOR AN OWNER-USER**



**Graham Dent, SIOR | Jay Lyons, SIOR, CCIM**

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**541.383.2444** | [www.CompassCommercial.com](http://www.CompassCommercial.com)

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**FOR SALE**

**\$725,000**

## Centrally Located Commercial Building

### PROPERTY DETAILS

|                      |                                                                         |
|----------------------|-------------------------------------------------------------------------|
| <b>Avail. Space:</b> | 1,482 SF                                                                |
| <b>Sale Price:</b>   | <del>\$750,000</del> \$725,000                                          |
| <b>Price/SF:</b>     | \$489.20                                                                |
| <b>Lot Size:</b>     | 0.14 Acres                                                              |
| <b>Year Built:</b>   | 1940 (renovated in 2013)                                                |
| <b>Zoning:</b>       | High Density Residential (RH)<br>(Buyer to verify its use is allowable) |
| <b>Parking:</b>      | Ample onsite spaces off of NE 4th Street and NE Burnside Avenue         |

### HIGHLIGHTS

- Ideally situated in Bend with easy access to Hwy 97 and amenities along NE 3rd Street
- Prominent corner location with high visibility
- Excellent onsite parking plus storage shed
- Well suited for an owner-user
- Several recent upgrades including exterior paint and landscaping
- Interior includes reception, two private offices, large work area, two restrooms and kitchen
- Interior can be easily demised into two separate units





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