

FOR SALE

1,500 SF | \$375,000

Leased Industrial Condo in North Brinson Business Park

62987 Plateau Dr., Unit 4, Bend, OR 97701



PROPERTY DETAILS

Unit 4:	1,500 SF
Sale Price:	\$375,000
Bldg. Size:	6,000 SF
Price/SF:	\$250.00
Cap Rate:	5.80%
NOI:	\$21,600
Year Built:	1999
Zoning:	Light Industrial (IL)
Parking:	Reciprocal Parking

HIGHLIGHTS

- Established tenant occupancy providing immediate income
- Tenant has occupied the space for 8 years, with renewal structure including additional option periods
- Fenced yard area enhances functionality for industrial users
- Office buildout with dedicated yard space behind unit
- Shared fenced yard area adjacent to condo
- Newer Reznor gas heater installed
- Steel construction with metal roof and siding
- Condo association in place with governing bylaws

Pat Kesgard, CCIM

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541.383.2444 | www.CompassCommercial.com

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**REAL
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SERVICES**

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