

FOR SALE

6,360 SF | \$2,950,000

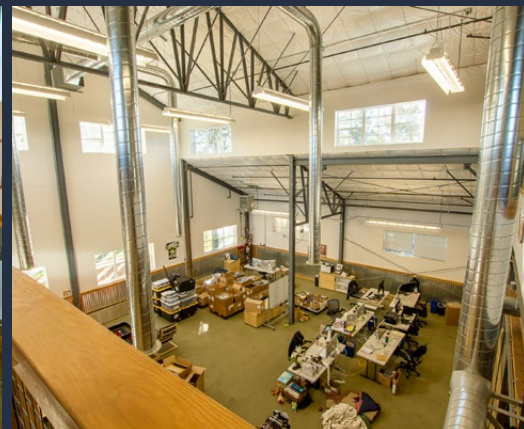
**West Side Owner User Opportunity
with Excess Land**

561 NW York Dr., Bend, OR 97703

**INCLUDES 0.5 ACRE
OF DEVELOPMENT LAND**



RARE OFFICE/FLEX BUILDING NEAR NORTHWEST CROSSING



**Russell Huntamer, CCIM | Jay Lyons, SIOR CCIM
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COMPASS
COMMERCIAL

**REAL
ESTATE
SERVICES**

FOR SALE

\$2,950,000

West Side Owner User Opportunity with Excess Land

PROPERTY DETAILS

Sale Price: \$2,950,000
Bldg. Size: 6,360 SF
Lot Size: 1.0 Acre
Year Built: 2004
Zoning: Light Industrial (IL)

PROPERTY VALUATION

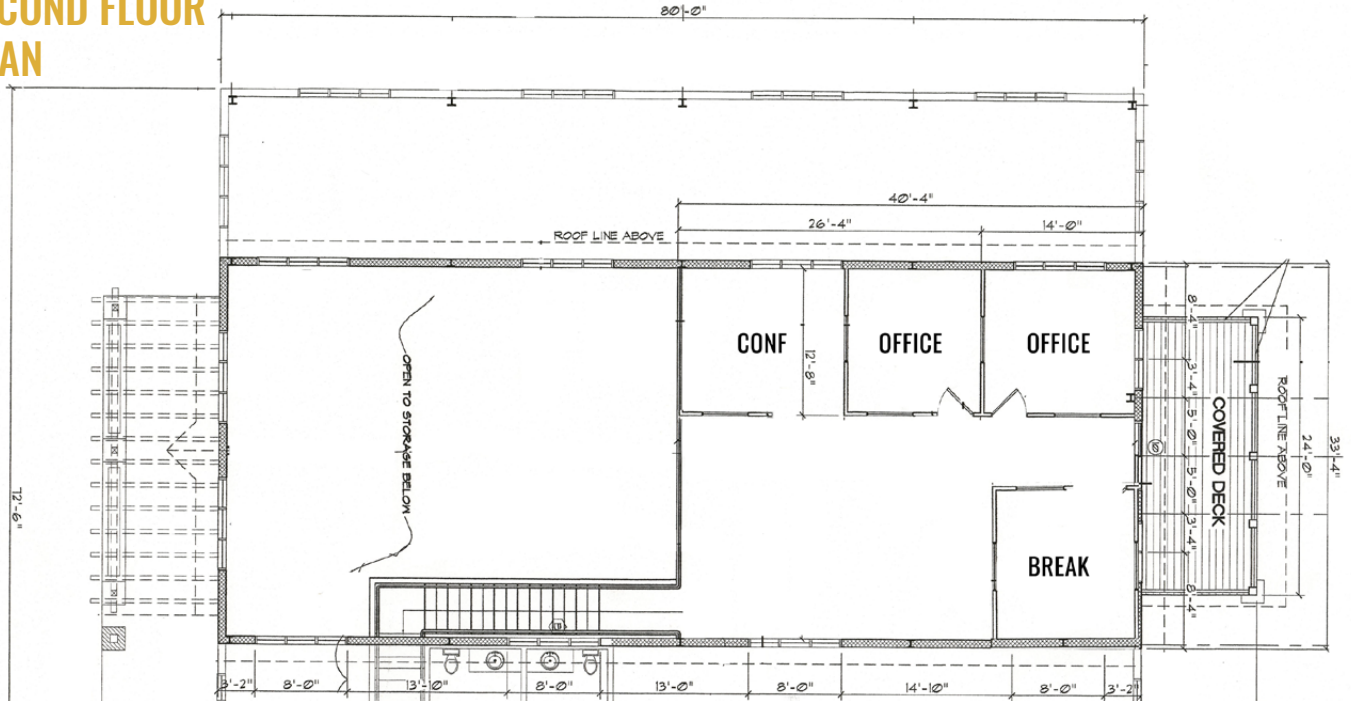
	Bldg. Size	Lot Size	Price/SF	Valuation
Building	6,360 SF	0.5 AC	\$378.22	\$2,405,500
Excess Land		0.5 AC (21,780 SF)	\$25.00	\$544,500
TOTAL	6,360 SF	1.0 AC	\$463.84	\$2,950,000

HIGHLIGHTS

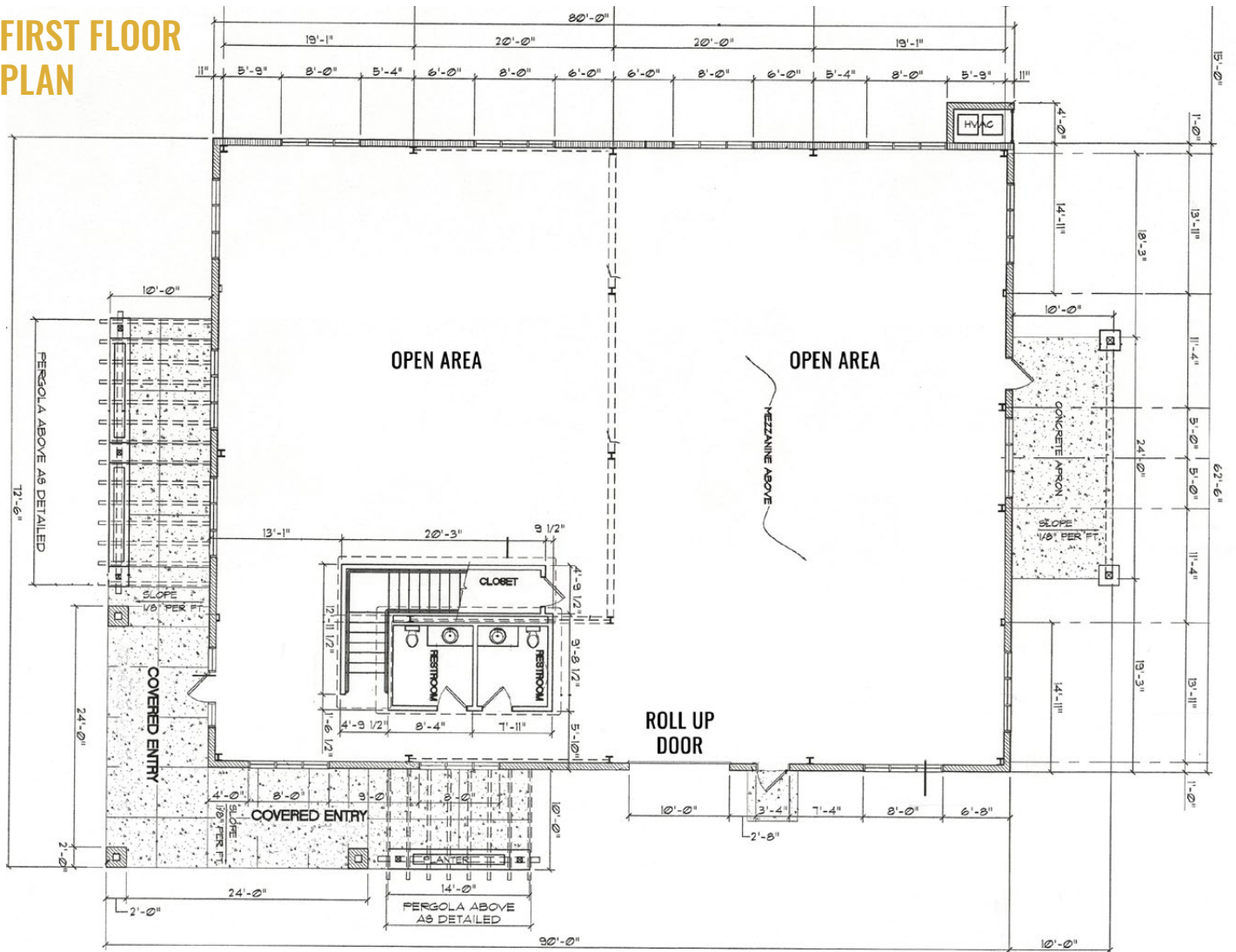
- Ideal for a variety of companies including light industrial, tech, bakery, fitness, veterinarian, bike shop and food production
- First floor is a large open area with a roll up door and two restrooms
- Second floor has two offices, conference room, break room and covered deck with mountain views
- 0.5-acre of excess land ideal for adding on to the existing building or developing a new structure
- Close to NorthWest Crossing restaurants, shops, schools, Phil's Trail Complex and Shevlin Park
- 13 onsite parking spaces



SECOND FLOOR PLAN



FIRST FLOOR PLAN



FOR SALE

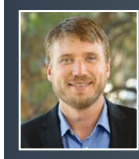
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NORTHWEST CROSSING

At NorthWest Crossing, it's all about livability. With almost 1,550 housing units projected at build-out within the next couple of years and stretching over 486 acres, 82% of which are zoned residential, NorthWest Crossing follows the "traditional neighborhood development" concept of design that is being embraced in Bend real estate and across the country. This neighborhood was thoughtfully designed to provide residents with conveniences like restaurants, shops, parks, schools and trails. Pedestrian-friendly streetscapes invite neighbors out of their homes, resulting in less reliance on vehicles.



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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