

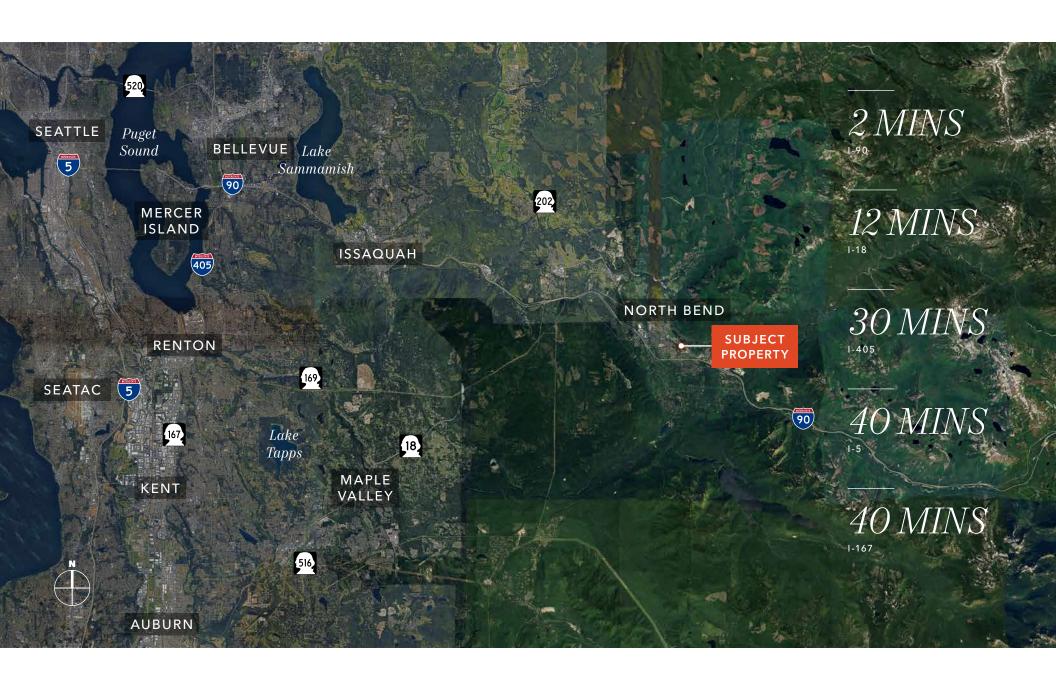


## PROPERTY FEATURES

PRICE	\$1,800,000
LAND AC	0.79 AC
LAND SF	34,412 SF
BUILDING SF	4,300 SF
GRADE DOORS	2
CLEAR HEIGHT	14'
MISC. FEATURES	<ul><li>Fenced, gated, frontage</li><li>All utilities and sewer are fully connected and ready at the site</li></ul>
ZONING	Employment Park 1  → ZONING USES
PERMITTED USES	Boat and Watercraft Sales and Service, Car Wash, Parts Store, Auto Rentals and Leasing, RV/Commercial Truck Sales/ Repair and Maintenance Service, Sales (New and Used Auto/Passenger Truck), Towing and Impound Yard, Bars and Taverns (Including Microbreweries), Business & Professional Offices, Business Services, Lumber and Associated Sales, Veterinary Clinic, Medical/Dental, Heavy Equipment and Vehicles - Indoor, Industrial and Related Equipment - Sales, Warehousing and Distribution, Churches and Religious Institutions, Child Day Care Center
PARKING	Ample parking

AVAILABLE FOR SALE

KIDDER MATHEWS



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## NORTH BEND OWNER USER OR INVESTMENT OPPORTUNITY

For more information on this property, please contact

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