

FOR SALE

0.18 AC / ~~\$870,000~~

NEW PRICE \$800,000

**OWNER-USER/
RE-DEVELOPMENT
OPPORTUNITY**



**734 NE Greenwood
Bend, OR 97701**

**PRIME OPPORTUNITY IN THE BEND ENTERPRISE
ZONE WITH MAXIMUM EXPOSURE AND
ACCESSIBILITY**



COMMERCIAL
REAL ESTATE

DINAH GREEN, PRINCIPAL BROKER

Cascade
Hasson

Sotheby's
INTERNATIONAL REALTY

WENDOLYN COOPER, PRINCIPAL BROKER

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PROPERTY DETAILS:

SALE PRICE: \$800,000.00

BLDG SIZE: 1,201 SF

YEAR BUILT: 1956

LOT SIZE: 0.18 AC

PRICE / SF: \$110.97

**ZONING: MN-
MIXED NEIGHBORHOOD**

**CURRENT USE:
STAND ALONE RETAIL SERVICES/
LAUNDROMAT**

PARKING: 10 SPACES

HIGHLIGHTS:

- **RARE OWNER/USER OR RE-DEVELOPMENT OPPORTUNITY**
- **MIXED NEIGHBORHOOD ZONING ALLOWS FOR A VARIETY OF USES FROM FOOD & BEVERAGE, OFFICE AND RETAIL SALES. SEE ATTACHED APPROVED USES. SDC'S PAID FOR STAND ALONE RETAIL SERVICES.**
- **PRIME MID-TOWN LOCATION WITH EASY ACCESS AND VISIBILITY ON GREENWOOD FROM ALL DIRECTIONS.**
- **BEND ENTERPRISE ZONE**



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PROPERTY OVERVIEW:

EXPLORE THIS EXCEPTIONAL OPPORTUNITY IN THE BEND ENTERPRISE ZONE, PERFECT FOR AN OWNER-USER AIMING TO ESTABLISH A PRESENCE IN A HIGHLY VISIBLE LOCATION, OR A DEVELOPER SEEKING A PROMISING SITE FOR REDEVELOPMENT. THIS PROPERTY IS IDEAL FOR COMMERCIAL USE, BENEFITING FROM STRATEGIC LOCATION AND MAXIMUM EXPOSURE AND ACCESSIBILITY.



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ESTIMATED MORTGAGE CALCULATIONS:

	Sales					
	Price	Sq Ft		10% Down	20% Down	30% Down
734 NE Greenwood	\$ 800,000.00	1201		\$80,000	\$ 160,000.00	\$ 240,000.00
Owner User - Mortgage Only				\$ 5,800.27	\$ 5,155.80	\$ 4,511.32
20 year note at 7.5%						
Landlord	Rent Rate	Square Footage	Rent	Cams	Total	
	\$ 1.65	1201	\$ 1,981.65	573.36	\$ 2,555.01	
	\$ 1.80	1201	\$ 2,161.80	573.36	\$ 2,735.16	
	\$ 2.00	1201	\$ 2,402.00	573.36	\$ 2,975.36	
	\$ 2.50	1201	\$ 3,002.50	573.36	\$ 3,575.86	
CAMS						
Taxes	\$ 4,180.38					
Insurance	\$ 1,500.00					
Maintenance	\$ 1,200.00					
	\$ 6,880.38					
Monthly CAMS	\$ 573.36					



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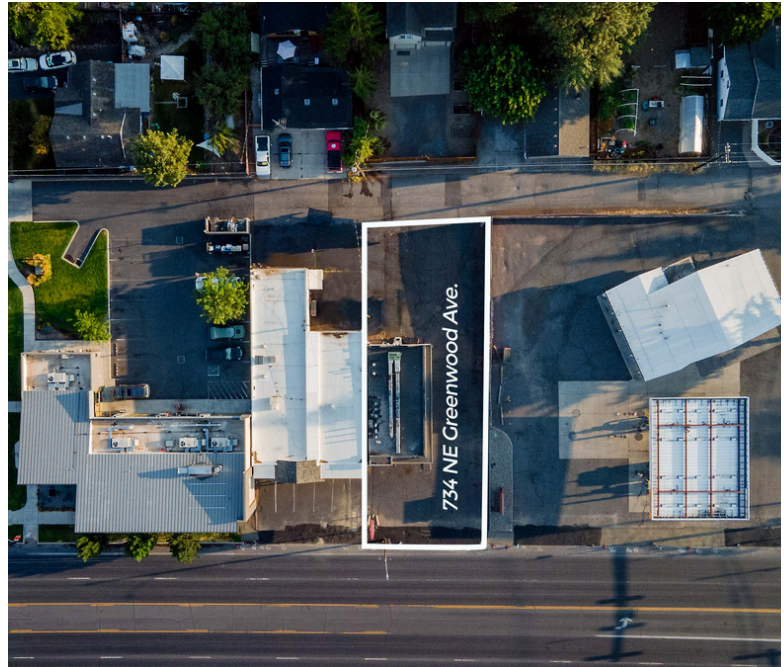
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