

# FOR SALE

0.29 AC | ~~\$900,000~~

## Centrally-Located Commercial Lot

224 SE Taft Ave., Bend, OR 97702

PRICE REDUCED TO  
**\$850,000**



### PROPERTY DETAILS

<b>Lot Size:</b>	0.29 AC
<b>Bldg Size:</b>	East building is 936 SF, west building is 720 SF (square footages are approximate and need to be verified by buyer)
<b>Zoning:</b>	Limited Commercial (CL)
<b>Utilities:</b>	Electricity, water, and sewer are onsite

### HIGHLIGHTS

- Close to Old Mill District and Downtown Bend
- Easy access to 3rd Street and Highway 97
- Potential for in-place income as buyer works through re-development plans (current tenant is month-to-month)
- CL zoning gives flexibility for mixed-use, commercial, multifamily, and more

Jay Lyons, SIOR, CCIM | Russell Huntamer, CCIM  
Eli Harrison, Broker

600 SW Columbia St., Ste. 6100 | Bend, OR 97702  
**541.383.2444** | [www.CompassCommercial.com](http://www.CompassCommercial.com)

**COMPASS**  
COMMERCIAL

**REAL ESTATE**  
SERVICES

# FOR SALE

0.29 AC | \$900,000

## Centrally-Located Commercial Lot

224 SE Taft Ave., Bend, OR 97702



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.



**Jay Lyons, SIOR, CCIM**  
Partner, Principal Broker  
Cell 541.410.6519  
jlyons@compasscommercial.com



**Russell Huntamer, CCIM**  
Partner, Principal Broker  
Cell 541.419.2634  
rh@compasscommercial.com



**Eli Harrison**  
Broker  
Cell 541.977.2890  
eharrison@compasscommercial.com

**COMPASS**  
COMMERCIAL  
REAL ESTATE  
SERVICES