

# FOR SALE

3.0 AC | \$1,250,000

## Prineville Commercial Development Land

2244 NE 3rd Street, Prineville, OR 97754



### PROPERTY DETAILS

<b>Sale Price:</b>	\$1,250,000
<b>Lot Size:</b>	3.0 Acres (130,680 SF)
<b>Price/SF:</b>	\$9.57
<b>Zoning:</b>	General Commercial (C2)
<b>Utilities:</b>	Water, septic and electricity
<b>Buildings:</b>	Five vacant buildings and one shed currently sit on the front half of the property

### HIGHLIGHTS

- Situated on NE 3rd Street/Hwy 26, Prineville's major commercial corridor, offering excellent visibility and access
- Prime Central Oregon development opportunity with conceptual RV plans available
- Low development costs due to land affordability, utility infrastructure, and a pro-development city environment
- Close proximity to major retailers including Winco, Taco Bell, Kendall Ford of Prineville, Wilco, BiMart, and Grocery Outlet

Dan Kemp, CCIM | Emilio Tiscareno, Broker

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**541.383.2444** | [www.CompassCommercial.com](http://www.CompassCommercial.com)

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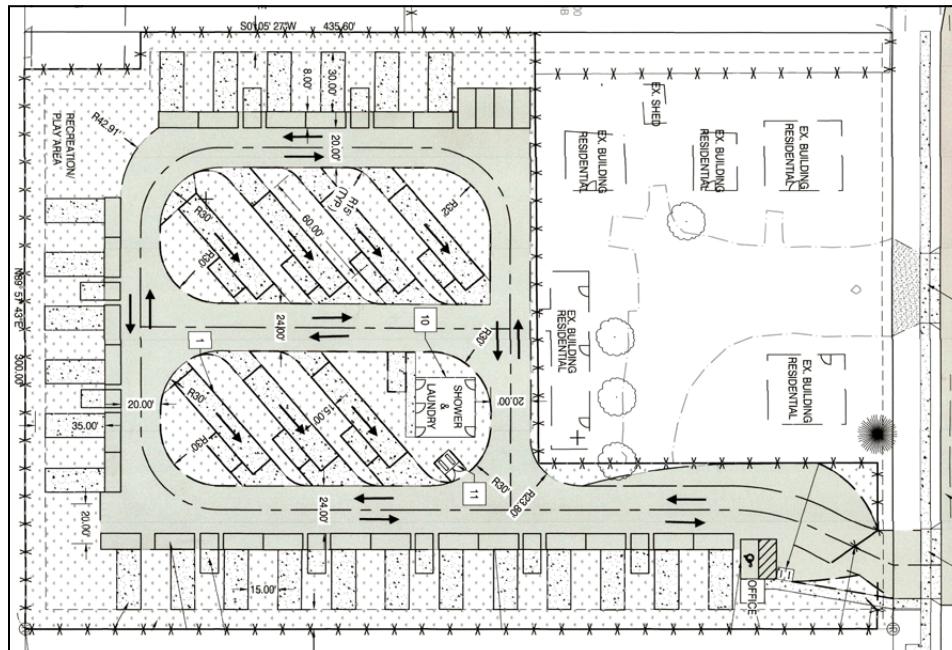
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### CONCEPTUAL RV SITE PLAN



### APPROVED OUTRIGHT USES

- Residential use above commercial ground floor
- Houses of Worship
- Preschool/kindergarten
- Brew Pub/Tap House (with restaurant)
- Food Vendor Site (court)
- Indoor commercial recreation
- Auto sales, Auto service station (may include convenience store and carwash), equipment sales, service & rental
- Mini storage

### CONDITIONAL APPROVED USES:

- RV Park,
- RV storage facility,
- Machinery and Heavy equipment sales and rental



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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