

FOR SALE

0.44 AC | 2,024 SF | \$1,100,000

**Highly Visible Corner Lot
with Income in Place**

1819 NE Division St., Bend, OR 97701



CURRENTLY LEASED TO BONEYARD PUB



Grant Schultz, SIOR, CCIM | Graham Dent, SIOR

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**REAL
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SERVICES**

FOR SALE

\$1,100,000

Highly Visible Corner Lot with Income in Place

PROPERTY DETAILS

Sale Price:	\$1,100,000
Price/SF (Land):	\$57.39
Lot Size:	0.44 Acres
Year Built:	1961/1962
Zoning:	Limited Commercial (CL)

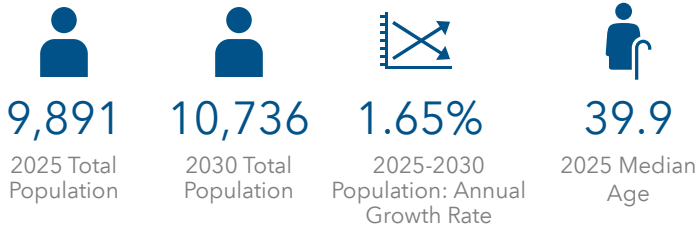
HIGHLIGHTS

- 6.04% cap rate on in-place income
- Excellent location at signalized corner
- Immediate access to and from Hwy 97
- Broad zoning allows for a variety of uses and/or development concepts
- Visible from the Parkway
- In-place income through July 2028
- Perfect for retail, office, or mixed-use residential development
- Tenant's lease expires June 30th, 2028 with no options to renew.
- Do not disturb tenant

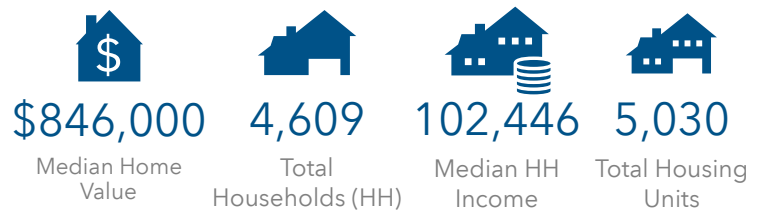


DEMOGRAPHICS - ONE-MILE RADIUS

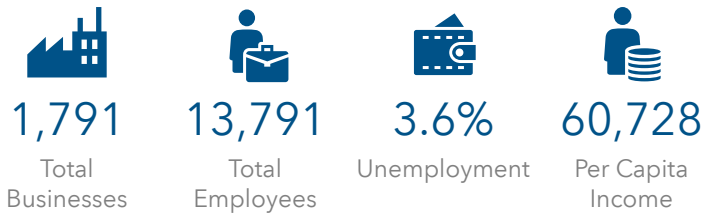
POPULATION STATS



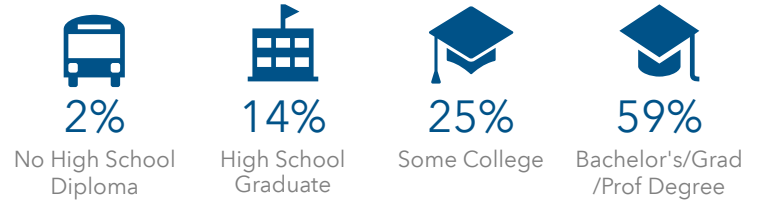
2025 HOUSING STATS



2025 BUSINESS STATS

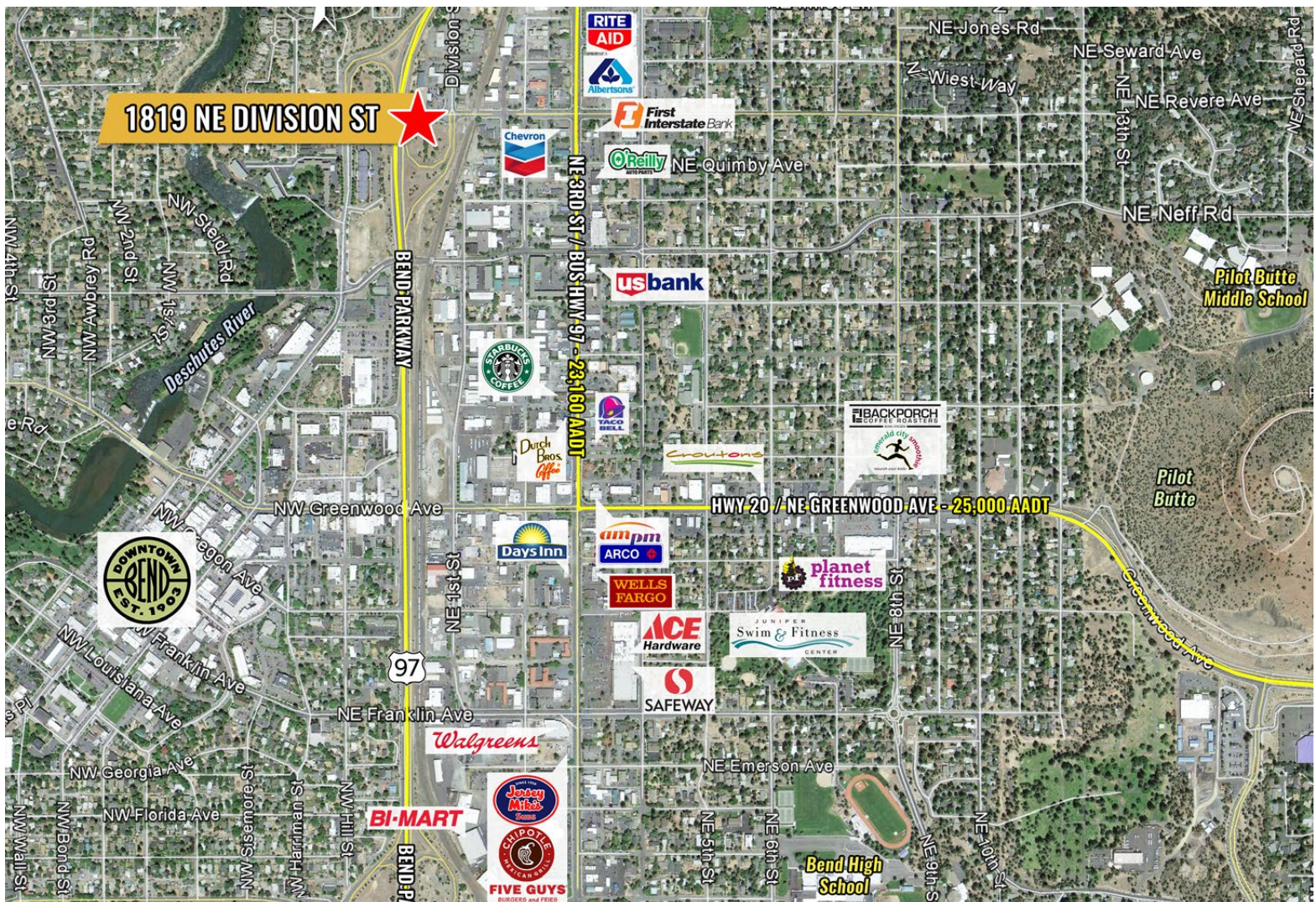


2025 EDUCATION STATS



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