

# Old Mill District Development Opportunity

## FOR SALE

317 SW Wilson Ave &  
455 SW Upper Terrace Dr.  
Bend, Oregon



**Two Lots Available – Sold Together or Separate**

### Lot Size:

Lot 44 – 0.59 Acre  
Lot 45 – 0.50 Acre

### Lot Address:

455 SW Upper Terrace Dr.  
317 SW Wilson Ave.

### Price:

\$1,182,000 (\$46/SF)  
\$915,000 (\$42/SF)

Lots 44 & 45 – 1.09 Acres

\$2,092,622

Jay Lyons, SIOR, CCIM | Grant Schultz, Broker

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

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

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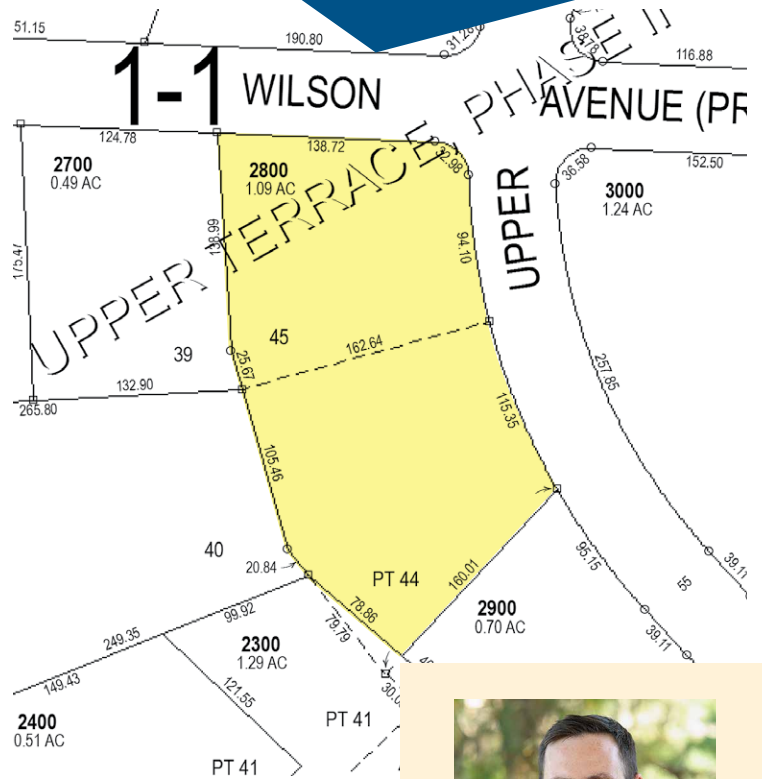
# MR Zoned Land in the Old Mill District

## FOR SALE

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Bend, Oregon

### Highlights

- Great development opportunity in the Old Mill District
- Potential mountain views
- Perfect for owner user or speculative development - current office vacancy rate is 3%
- Suitable for a wide variety of uses including retail, restaurants, office, hotels, apartments and condos
- Great access to and from Highway 97 and 3rd Street
- Located within the Opportunity Zone
- Zoned Mixed Riverfront (MR)
- Curbs and sidewalks in-place



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**COMPASS** Commercial  
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Co-listed with

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