

Bend Central District Development Land

Property Location



Building Size

21,376 SF

Land Size

1.43 AC



Compass Commercial Real Estate Services

541.350.8900 | pkesgard@compasscommercial.com

Sale Price

\$3,500,000

Price / Ft

\$56.19

Buy Side Fee

2.5%

Zoning

CL

Property Highlights

- 1.43 acres in the Bend Central District
- Redevelopment opportunity
- Uses include multifamily, commercial, hospitality, mixed use and more!
- Adjacent to the new Platform multifamily development with 199 units
- Current tenant will vacate the property in May allowing a Buyer to begin work on the site or find a new tenant to occupy the building during the development planning phase
- Retail portion of the building has been updated
- Direct city street access on NE Dekalb Avenue

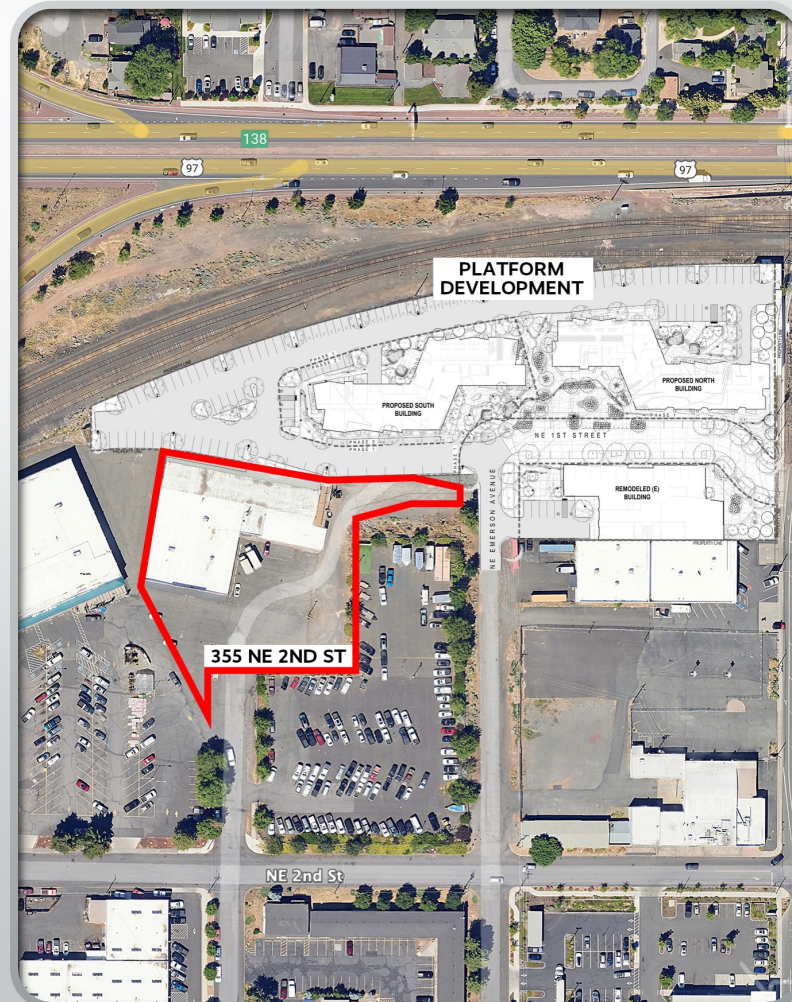
Bend Central District Development Land



Sale Price

\$3,500,000

Price / Ft



Kings Court Apartments

Property Location



Building Size

10,356

Land Size

0.8



Bjorn Beer, VP, SVN Imbrie

541-745-4050, bjorn.beer@svn.com

Sale Price

\$2,395,00

Price / Ft

\$149,000 / unit

Buy Side Fee

2.5%

CAP

4.5%

NOI

25% rent upside

Property Highlights

- City just changed goal post from RMU-20 to RMU-12
- Murray Breaker Panels and Fuse Boxes – we have to remediate before closing, or buyer can remediate w/in 30 days after closing.
- 0.8 acres two blocks from campus
- OSU is top 10 campus market
- Ask me about my sub 5% comp

"The Eagle Building" – Jefferson, OR

**Building Size**

26,416

Land Size

1.54 (for dev)



Bjorn Beer, VP, SVN Imbrie

541-745-4050, bjorn.beer@svn.com**Sale Price**

\$3.1 mil

Price / Ft

-

Property Highlights

- 6.6% cap rate on building
- 3 strong tenants
- 1.54 acre development site
- Billboard in the works
- Prelim site plans for RV/min storage.
- Wine not included.
- B/w Salem and Albany

The Corvallis Arms Building

Sale Price

NOI: 307, 367, 570

Price / Ft

47 units

FOR SALE

THE CORVALLIS ARMS BUILDING

150 SW MADISON AVENUE
CORVALLIS, OREGON 97333



THE CORVALLIS ARMS BUILDING



THE CORVALLIS ARMS BUILDING

