

FOR SALE
DOWNTOWN OFFICE BUILDING



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OWNER/USER OPPORTUNITY

DOWNTOWN OFFICE BUILDING

1195 NW Wall Street | Bend, OR



Offered at: \$1,975,000

Excellent location downtown Bend! This 6,323 +/- SF two story office building with Wall Street frontage & river views has 15 dedicated parking stalls and is on a 0.23 acre lot. Contact a listing broker for more information and showing instructions.

- 6,323 +/- SF two-story building
- River views
- 100% vacant
- Lot Size: 0.23 acre
- 15 dedicated parking stalls
- Built in 1947 - Renovated in 1996
- Zoned Central Business District



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With You Every Square Foot of the Way.

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PROPERTY SUMMARY

PRICE	\$ 1,975,000
BUILDING SF	6,323 +/- SF (2 stories)
PARKING	15 dedicated stalls
YEAR BUILT	1947 - Renovated in 1996
LOT SIZE	0.23 acres
ZONING	Central Business District

6,323 +/- SF two-story building in downtown Bend for sale. The 2nd floor is at the Wall Street level and has a reception area, 2 open work areas, kitchenette/break room, 7 private offices. The 1st floor has 8 private offices, open work areas, conference room, break room and kitchenette. Parking is located at the rear of the building and there are 27 spaces shared with the neighboring building.

