



# OLD MILL DEVELOPMENT OPPORTUNITY | FOR SALE

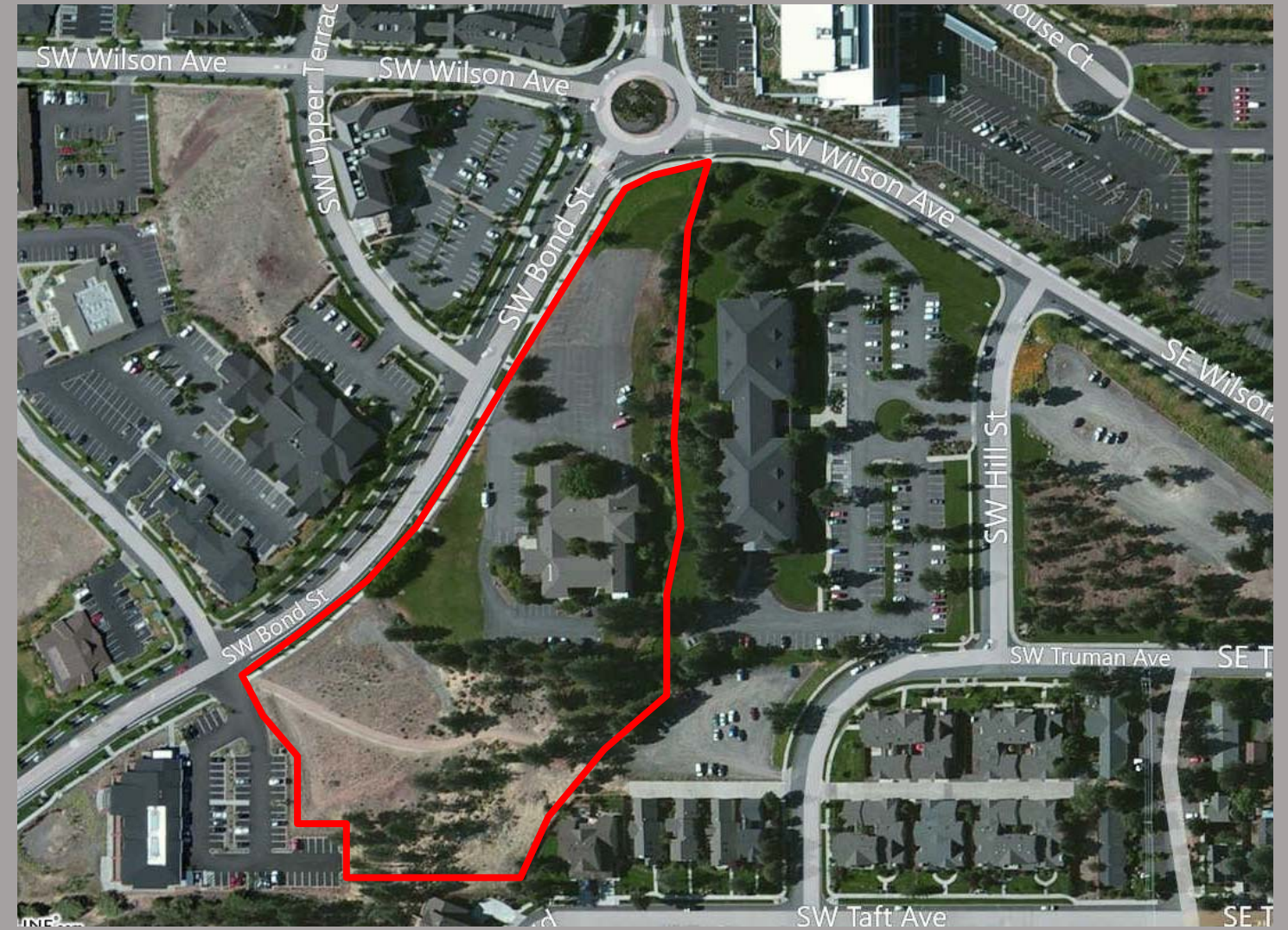
## Great location in the Old Mill District

500 SW Bond Street is located in the Old Mill District adjacent to Regal Cinemas and the Shops at the Old Mill. Shops and restaurants include but are not limited to Red Robin, Pastini Pastaria, Flatbread Community Oven, Jimmy John's, Anthony's, Greg's Grill, Hola! Café Yumm!, Kona Mix Plate, MIO Sushi, Strictly Organic Coffee, Ben & Jerry's, Gap, Banana Republic, American Eagle Outfitters, J. Jill, Bath & Body Works, REI, Talbots and White House | Black Market. Easily accessible from 3rd St. and Highway 97.



# DEVELOPMENT OPPORTUNITY FOR SALE | \$4,980,000

## SHEVLIN HIXON DEVELOPMENT 5.76 Acres Zoned MR - Mixed Riverfront



500 SW Bond Street | Bend, OR  
*Located in the Old Mill District*



963 SW SIMPSON AVENUE · SUITE 220 · BEND, OREGON 97702

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This information is 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 Fratzke Commercial Real Estate. All measurements are approximate.



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FOR ADDITIONAL INFORMATION, PLEASE CONTACT

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## The Land - Location, Location, Location!!

Located at the corner of Bond Street and Wilson Avenue in Bend's sought after Old Mill District. Walking distance to the Shops at The Old Mill. Easily accessible from 3rd Street and Highway 97.

At 5.76 acres with Mixed Riverfront zoning and Cascade Mountain views this land has great development potential.

*The largest land hold/development opportunity available of this size remaining in the Old Mill District!!*



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## The Existing Building

The existing building on the property was originally occupied by the executive offices of the Shevlin Hixon Mill. It includes a conference room, kitchen and built-in fireproof vault. The building is currently being leased as executive suites.

There is direct access to the property on Bond Street and a paved parking lot.

**SALES PRICE: \$4,980,000**

**BUILDING SF: 16,866 SF**

**LAND SF: 5.76 ACRES**

**ZONING: MR - MIXED RIVERFRONT**

**\*\*SHORT SALE SUBJECT TO 3RD PARTY APPROVAL**



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