



PUBLISHED RESERVE: \$60,000

LAST ASKING: \$99,500

SIZE: 1.45± Acres

ZONING: C3 - Special Service Commercial

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

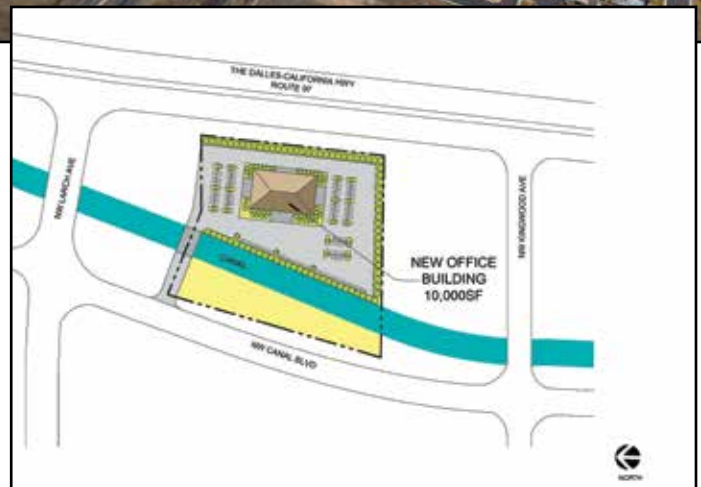
**DESCRIPTION:** This 1.45± acre commercial property is located on the east side of Canal Blvd. across from St. Charles Medical Center in Redmond, and has excellent exposure from Highway 97. The property has access from Canal Blvd. by way of a two-lane bridge over the COID (Central Oregon Irrigation District) Canal, at the northwest side of the property. The access bridge is directly across from St. Charles Medical Center.

The site contains approximately 62,990± square feet, of which 18,580± square feet are impacted by the canal and easement, resulting in a net buildable area of 44,410± square feet. The land lying within the easement may be used for parking and landscaping as long as it does not disrupt the flow, maintenance, or access to the canal.

The C3 zoning allows for a variety of commercial uses, including medical services, convalescent homes, nursing facilities and multi-family residential for 55 years and older. Utilities are available to the site.

Auction conducted in affiliation with RE/MAX Key Properties

LOCATION: Township 15 South, Range 13 East, Section 10 B, Tax Lot 304.



*Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.*