

# \$1,000,000



## 1455 OREGON AVE BANDON, OR

### OPPORTUNITY HIGHLIGHTS

- Prime location next to future Grocery Outlet development
- Turnkey restaurant with commercial kitchen & equipment
- Drive-thru window offers added business flexibility
- Approx. 48-seat dining room
- Ideal for restaurant, café, deli, bakery, or retail conversion



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**Open-concept dining space with approximately 48 seats, abundant natural light, and a layout that easily adapts to a variety of commercial uses.**







**Well-equipped commercial kitchen with professional-grade equipment already in place. Saving time and startup costs for your next venture.**

Position your business in one of Bandon's fastest-growing commercial corridors.

## SO MANY POSSIBILITIES:

### FOOD SERVICE:

- Bakery
- Deli or sandwich shop
- Breakfast café
- BBQ, pizza, or family restaurant
- Ice cream or frozen yogurt shop
- Brewery or taproom with food
- Catering kitchen
- Meal prep or commissary kitchen

### RETAIL:

- Specialty grocery or gourmet market
- Outdoor recreation/outfitter store
- Garden center showroom
- Furniture or home décor
- Boutique retail
- Pet supply store
- Farm-to-table market

### SERVICE BUSINESS:

- Medical or dental clinic
- Physical therapy or wellness center
- Veterinary clinic
- Day spa or salon
- Fitness studio or gym
- Professional offices
- Financial or insurance office
- Event venue or community gathering space



**TOTAL: 1724 sq. ft**  
1st floor: 1724 sq. ft  
EXCLUDED AREAS: GARAGE: 427 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

### DRIVE-THRU OPPORTUNITIES:

- Ice cream
- Pharmacy
- Quick-service restaurant
- Bakery pickup
- Florist pickup
- Dry cleaning drop-off/pickup

CONTACT THE HOFFINE TEAM FOR MORE DETAILS:

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