

FOR SALE

255 SW BLUFF DR | Bend, OR 97702



Offering Summary

Sale Price	\$2,922,427
Building Size	6,053
Price Per SF	\$482.81
Year Built	2008
Zoning	MR
Lot Size	0.54 AC
Cap Rate	5.0%

Fully-Leased Old Mill Investment Opportunity

Located at the prime corner of SW Bluff Drive and SW Bond Street in Bend's highly desirable Old Mill District, this fully-leased multi-tenant investment property offers an exceptional location with convenient access to Downtown Bend, the Old Mill District, the Parkway, and surrounding retail, dining, and amenities.

The property has been well-maintained and professionally managed and features a strong mix of professional tenants, including Coachwell, Revive Health & Wellness, My Hearing Centers, and Dr. Kimberly Delaney, PsyD, PMHNP. All tenants operate under NNN leases.

Positioned in one of Bend's most sought-after commercial areas, the property benefits from a highly visible corner location, strong surrounding demographics, and convenient access throughout Bend.

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Mollie Boyd, Principal Broker

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Property Highlights

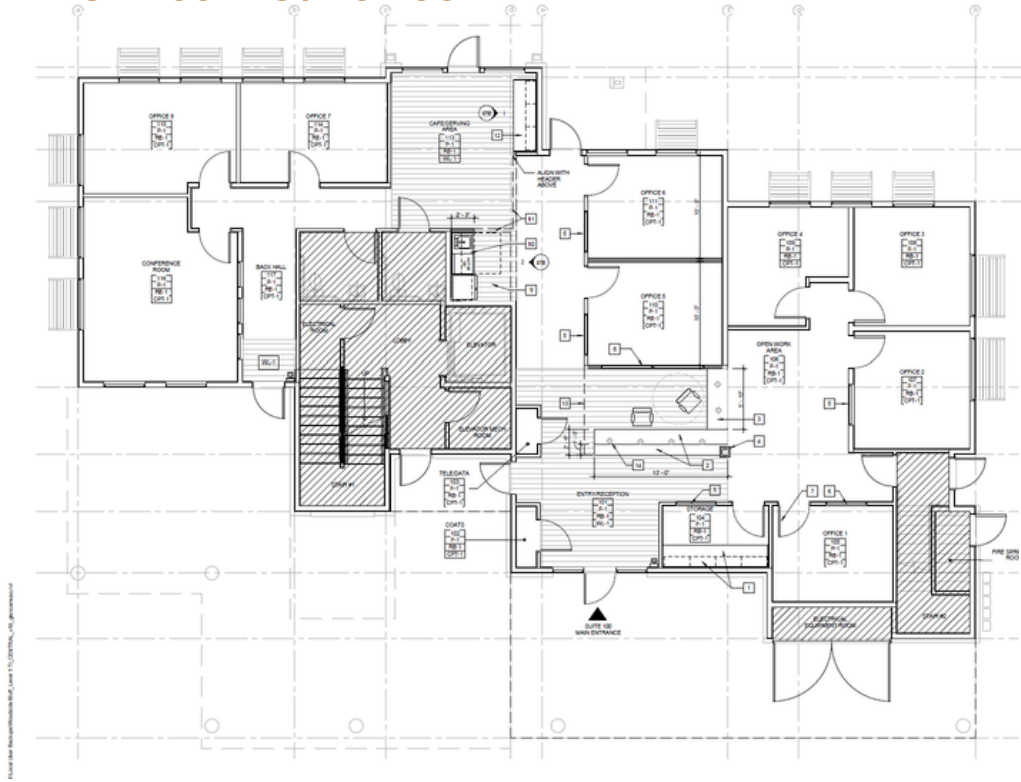
- Located at prime corner of SW Bond Street and SW Bluff Drive within Bend's highly desirable Old Mill District with convenient access to recreation, shopping, dining and major transportation corridors
- Mixed-Use Riverfront (MR) zoning allows for a variety of commercial business operations
- Traffic counts exceeding 16,000 AADT
- 21 onsite parking stalls
- Building elevator
- Two shared restrooms, downstairs suite has private restrooms
- Excellent mix of tenants
- Professionally maintained and managed
- Stable, long-term tenant roster



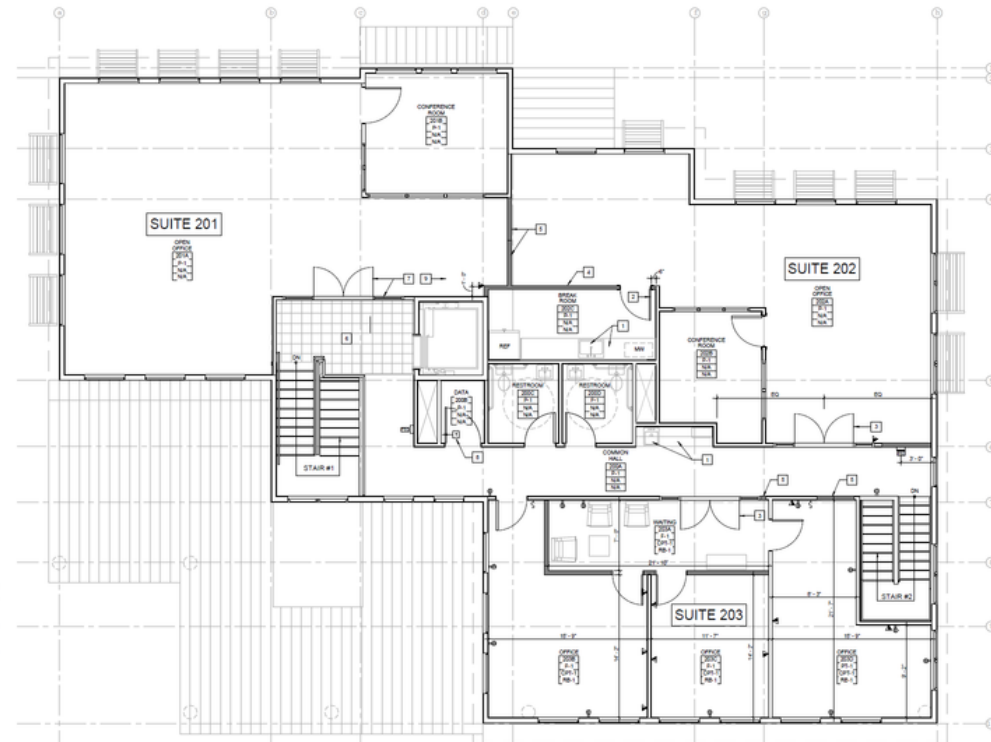
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255 SW BLUFF DR | Bend, OR 97702

First Floor - Suite 100



Second Floor - Suites 201, 202 & 203



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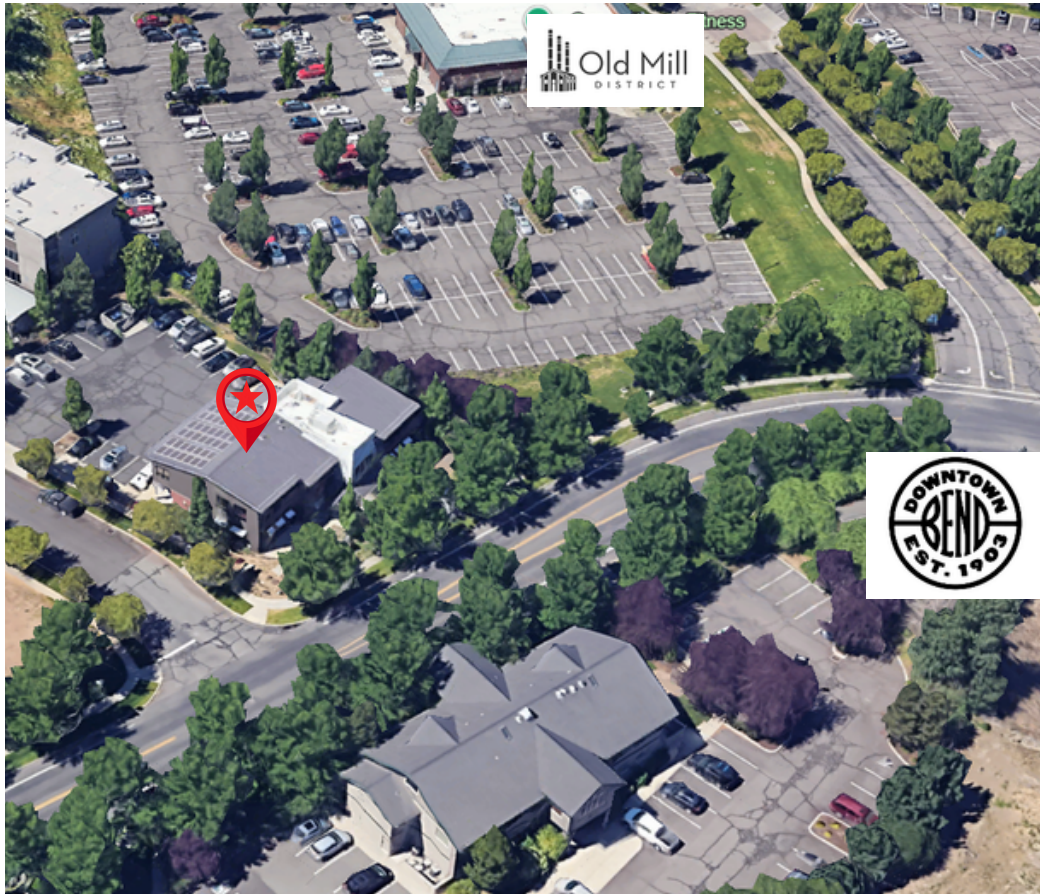


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With a population of 107,342, Bend is Oregon's sixth-largest city and the largest community in Central Oregon, serving as the region's economic, recreational, and cultural hub. Situated along the Deschutes River on the eastern edge of the Cascade Range, Bend combines forested mountain landscapes with high desert terrain, offering beautiful scenery and abundant outdoor recreation while remaining within convenient reach of major West Coast metropolitan areas.

Located in the heart of Bend along the banks of the Deschutes River, the Old Mill District is a distinctive 270-acre mixed-use development featuring views of the Cascade Mountains and convenient access to the many amenities of Central Oregon.

Demographics

107,342

Population

44,436

Households

\$96.4k

Median Household Income

42.5

Median Age

61.7%

Owner Occupied Housing

52.9%

Bachelor's Degree or Higher

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