

**FOR SALE**

**7,696 SF | \$962,000**

# Investment or Owner/User Opportunity in Maupin

502 & 504 Deschutes Ave., Maupin, OR 97037

**DO NOT DISTURB TENANTS. THIS IS A BUILDING SALE ONLY.**



**LOCATED IN THE HEART OF DOWNTOWN MAUPIN**



**Graham Dent, SIOR**

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**FOR SALE**

**\$962,000**

## Investment or Owner/User Opportunity in Maupin

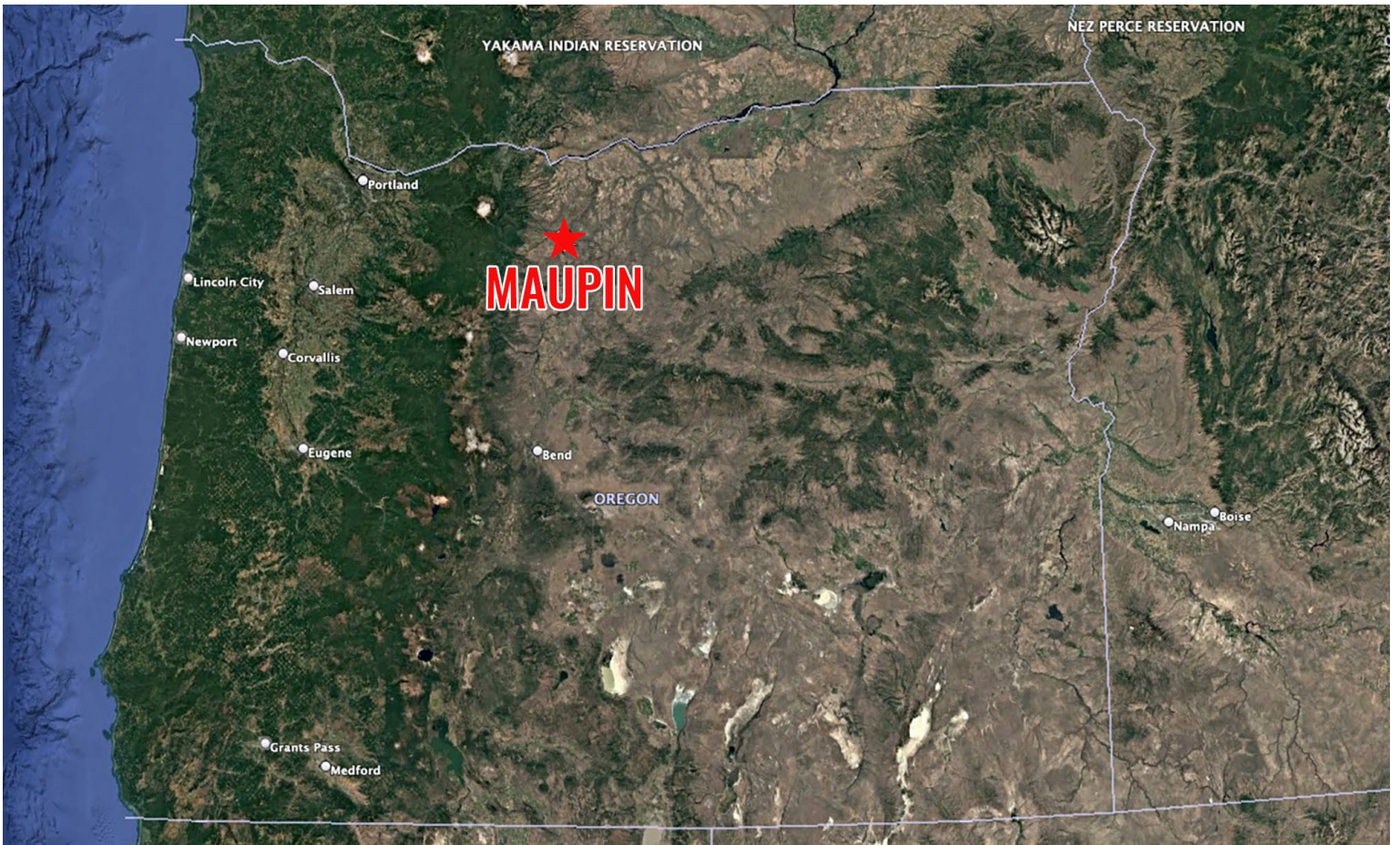
### PROPERTY DETAILS

- Avail. Space:** 7,696 SF
- Sale Price:** \$962,000
- Price/SF:** \$125
- Lot Size:** 0.23 AC
- Zoning:** General Commercial (CG)
- Parking:** Onsite parking available plus public parking in adjacent city lot

### HIGHLIGHTS

- Four (4) tenants on month-to-month leases, allowing for upside in income or an opportunity for an owner/occupier.
- Includes three (3) commercial units and one 2 bed / 1 bath apartment unit
- Located at the busiest corner in Maupin
- Excellent location and visibility along Deschutes Avenue (Hwy 197)
- Close proximity to the Deschutes River, one of Oregon's Premiere recreation destinations
- Financials available with signed NDA. Contact broker for details





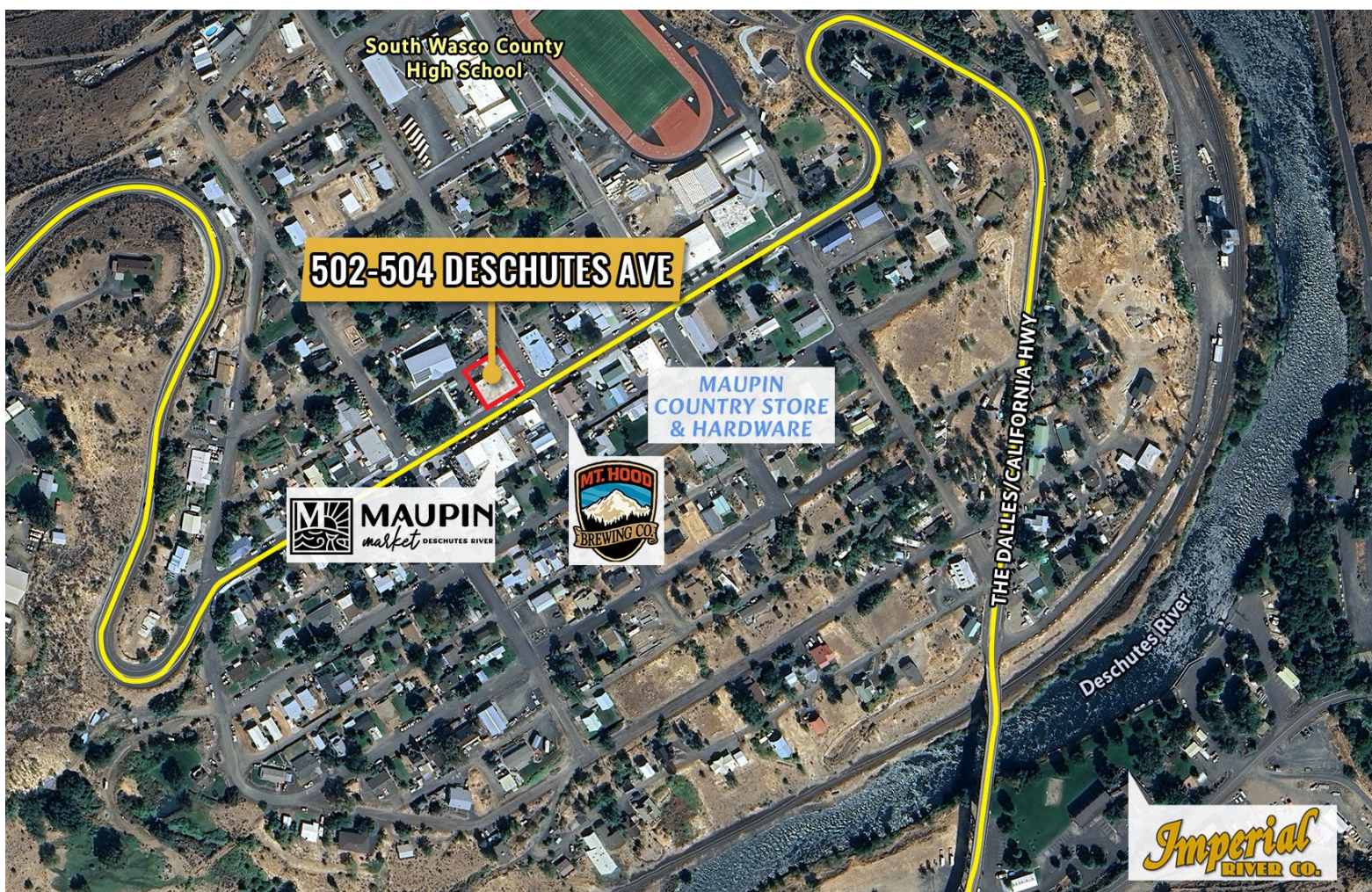
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## ABOUT MAUPIN

Located along the scenic Deschutes River in Central Oregon, Maupin is a small but vibrant community known as one of the Pacific Northwest's premier destinations for outdoor recreation. Maupin attracts thousands of visitors each year seeking world-class fly fishing, whitewater rafting, kayaking, camping, and hiking opportunities. The Deschutes River is renowned for its blue-ribbon trout fishery and offers some of the most sought-after guided fishing and rafting experiences in the region. Surrounded by dramatic canyon landscapes and year-round sunshine, Maupin provides a unique blend of small-town charm and outdoor adventure. The local economy is supported by tourism, recreation-

related businesses, agriculture, and hospitality services, with visitors drawn to the area's natural beauty and easy access from Portland, Bend, and the Columbia River Gorge. Nearby attractions include the Lower Deschutes Wild and Scenic River corridor, Mount Hood National Forest, and numerous public lands offering hunting, biking, and wildlife viewing opportunities. Annual events, river festivals, and outdoor competitions further enhance Maupin's reputation as a destination community. Its strategic location, strong tourism base, and exceptional recreational amenities continue to make Maupin an attractive destination for visitors, entrepreneurs, and investment opportunities alike.



Broker is licensed in the state of Oregon. This information has been furnished 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 Compass Commercial Real Estate Services. All measurements are approximate.



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