

Delaware Grocery Store Annex Building

3,296 SF | ~~\$1,200,000~~ \$1,050,000

FOR SALE

645 NW Delaware Ave.
Bend, Oregon



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Executive Summary

The Property

The historic Delaware Grocery Store Annex building is a mixed-use property totaling 3,296 SF on 0.11 acre. While currently being used as a private residence, the building could also be utilized for retail. There is an attached one bedroom apartment with a private entrance which provides additional living space or an opportunity for rental income.

The property is zoned Residential Medium Density (RM) and the permitted commercial uses are outlined in section 13, Neighborhood Commercial, of the *Bend Development Code*. The property has excellent visibility along Bond Street and two off-street parking spaces behind the building. The surrounding neighborhood consists of commercial and residential uses.

This is a rare opportunity to own a historic piece of Bend with character that needs to be seen in person to truly appreciate.

Location

The Delaware Grocery Store Annex building is ideally located along highly visible Bond Street which is the main corridor between the Old Mill District and downtown Bend. It is just a short walk to the Old Mill Shops, Market of Choice and the Box Factory. The property is also a short drive to downtown Bend and the new OSU-Cascades campus. Colorado Avenue is a major thoroughfare and provides easy access to Highway 97 to the east as well as Mt. Bachelor Ski Resort to the west.

Offered at ~~\$1,200,000~~ **\$1,050,000**

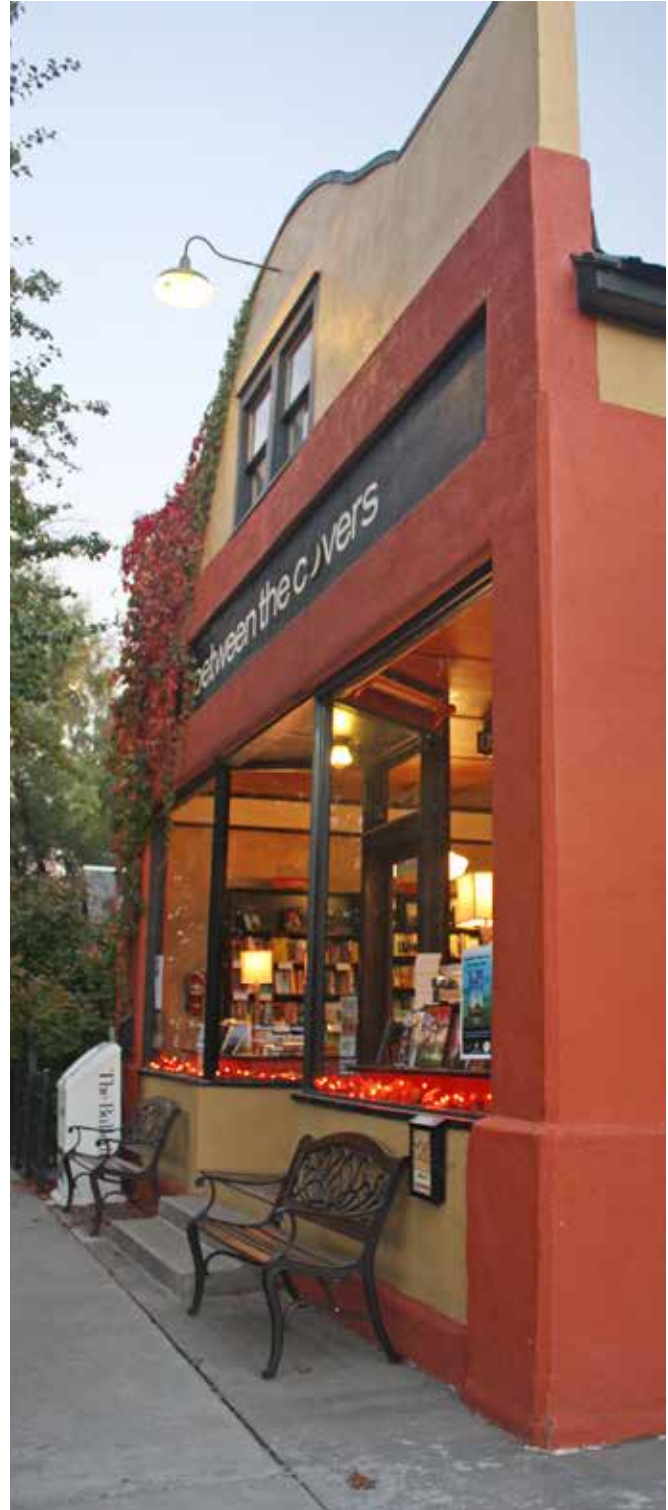


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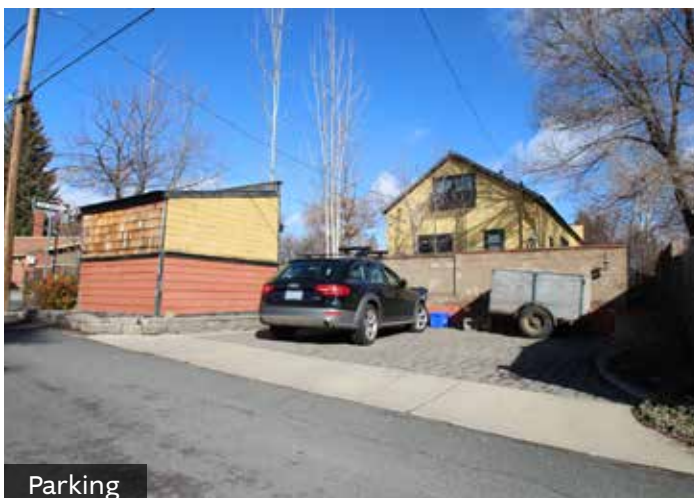
Property Details

Property Name:	The Delaware Grocery Annex
Site Address:	645 NW Delaware Ave. Bend, OR 97701
Property Type:	Two-story mixed use building with basement
Cross Streets:	NW Bond Street and Delaware Avenue
Tax Map/Lot:	171232CD11401
Zoning:	Residential Medium Density (RM). Potential uses include retail and residential.
Year Built:	1930
Year Renovated:	2002
Building Size:	3,296 SF Total
Lot Size:	0.11 Acre
Apartment:	Fully furnished and currently leased for \$1,100 per month.
Neighborhood Ammenitites:	In the heart of the Old Bend neighborhood in downtown, 645 NW Delaware is a short walk to the Market of Choice and the Box Factory and in close vicinity to downtown Bend and the Old Mill Shops.
Signage:	Exterior building.
Parking:	Two dedicated spaces behind building and on-street parking in front.
Walk Score:	83 (Very Walkable)
Bike Score:	96 (Biker's Paradise)

Price: ~~\$1,200,000~~
\$1,050,000



Property Photos



Property Photos (continued)



Attached Apartment



Attached Apartment



2nd Floor



2nd Floor



2nd Floor



Basement

Property Aerials

Site Aerial



Local Aerial



Bend, Oregon Profile

Situated on the eastern edge of the Cascade Range along the Deschutes River, Bend joins forested mountain highlands and high desert plateaus, offering a diverse range of scenery and outdoor activities. The largest city in Central Oregon, Bend is the commercial, recreation and social center of the tri-county region and also serves as the county seat of Deschutes County. It covers 32 square miles and sits at an elevation of 3,625 feet. Bend is noted for its scenic setting and year-round recreational activities.

LIFESTYLE

Bend has a deserved reputation for attracting lifestyle migrants – urban dwellers who seek amenities typically associated with a larger metropolitan area, but yearn for the recreational pursuits of the great outdoors, a beautiful setting, and an accessible community feeling. As such, the city attracts families and entrepreneurs from all of the West Coast metro areas and some from other major population centers. Many residents remark that despite its population size of 82,000, Bend has retained its small town atmosphere and ‘feels’ smaller than its size would suggest. The city has been adopted as a gateway for many outdoor sports, including mountain biking, skiing and snowboarding, dog sled racing, fishing, hiking, rock climbing, white-water rafting and golf. There is also a sizable cluster of individuals drawn to Bend for artistic pursuits, ranging from photography to sculpture, from water color to metal working. Bend’s beer brewing industry and restaurant scene is also a draw for tourists and locals.

DEVELOPMENT

Economically, Bend started as a logging town, but began a transition to a more varied, sustainable economy in the 1980’s when it became apparent that the lumber mills would no longer be vital. Economic Development for Central Oregon (EDCO) was born in the dark days of the 1980’s, when many downtown businesses were boarded up.



Unlike resort communities such as Aspen or Jackson Hole, Bend’s lifestyle and quality workforce is a draw for many successful companies in the aviation, manufacturing, renewable energy, high-tech, healthcare and recreation equipment sectors. Many of Bend’s companies are owner-operated and in the small to midsize range, typically with 10 to 50 employees. Companies like Breedlove Guitars, G5 Search Marketing, Deschutes Brewery, Hydro Flask and Bend Research provide solid employment and bring in vital traded-sector dollars to Bend’s economy.

SOURCE: <http://www.edcoinfo.com/communities/bend-profile/>

Central Oregon Profile

The cities and communities that comprise Central Oregon are Bend, Redmond, Sisters, Sunriver, Prineville, La Pine, Madras, and Warm Springs.

Central Oregon has led the state's population growth over the last two decades; in fact, Deschutes County continues to be one of the fastest growing areas of the country. A lesser known fact is that our region has also topped the state in job growth over the past ten years, creating a region that's characterized by dynamic small businesses and entrepreneurial activity. The region boasts strong clusters in high technology (software, hardware and energy), advanced manufacturing, biosciences, renewable energy, brewing & distilling, value-added food products, and recreation equipment.

For most new residents, Central Oregon is a lifestyle choice, offering a friendly environment, year-round recreation options, and world class amenities – all with a hassle-free, small town feel. From a ranch in Prineville to an upscale urban condo in Bend, the region presents a rare diversity of places to live.

The region is served by Roberts Field, a commercial airport offering service at Redmond Municipal Airport (RDM, www.flyrdm.com) provided by American Airlines, Alaska Airlines, Delta and United. These carriers offer approximately 21 commercial flights daily to and from San Francisco, Portland, Seattle, Los Angeles, Salt Lake City, Phoenix and Denver.

Six major public school districts serve over 32,000 students; there are also 30 private schools in the region. The region is also home to Central Oregon Community College (COCC) and Oregon State University - Cascades, a four-year university.

SOURCE: <http://www.edcoinfo.com/communities/>



Bend Downtown and Mt. Bachelor



OSU Cascades in Bend



Redmond Airport



Sisters Downtown

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