

FOR SALE

502 NE Revere Ave | Bend, OR



Property Summary

Offering Price	\$699,000
Building Square Feet	2,304 SF
Land Square Feet	6,969 SF (0.16 AC)
Year Built	1959
Zoning	RS (Residential Standard Density)
CUP	A-3 Assembly
Occupancy	Max 85 Person
Tax ID	171228CD02400

Commercial-Use Building off Third Street

This flexible property offers a unique opportunity for a variety of community or owner-user uses, supported by a long history of successful commercial occupancy.

Past uses include a church, daycare, and a karate studio with a 1994 Certificate of Occupancy for A-3 Assembly (up to 85 occupants). Buyer to perform all due diligence with the City of Bend regarding continued commercial use and permitting.

Ideally situated on a well-traveled east-west feeder street with traffic counts nearing 7,000 vehicles per day, the property benefits from strong visibility and accessibility. It's also just three blocks off Third Street/Business 97, one of Bend's primary commercial corridors, which sees over 18,700 vehicles daily.

With its established history of civic and community-oriented uses, flexible layout, and strategic location near major traffic routes, this property presents an exceptional opportunity for continued institutional, educational, or specialty service use within a residential setting.



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The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify all of the information set forth herein.

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Property Overview

Bright and versatile studio space designed to support movement, wellness, and creative instruction.

The open floor plan (+/- 1,451 SF) features partial wood flooring, expansive window lines, built-in bars, and full-length mirrors—ideal for dance, barre, yoga, and other movement-based uses.

Two locker rooms with showers offer built-in convenience for clients or class participants.

The private office and an adjacent 196 SF training room create natural zones for consultation, one-on-one work, or movement therapy.

Clean, functional, and highly adaptable, this space is ready for a wide range of studio or wellness concepts.

Highlights

- 2,304 SF studio with flexible open layout (+/- 1,451 SF)
- Premium high-grade hardwood flooring engineered specifically for impact absorption and athlete performance
- Built-in bars and mirrors suited for dance or movement classes
- Two locker rooms with showers
- Private office for administration or client meetings with separate exterior entrance
- Adjacent 196 SF private training room ideal for 1:1 sessions or therapy
- Functional layout for fitness, wellness, and creative studio uses



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Interior Photos



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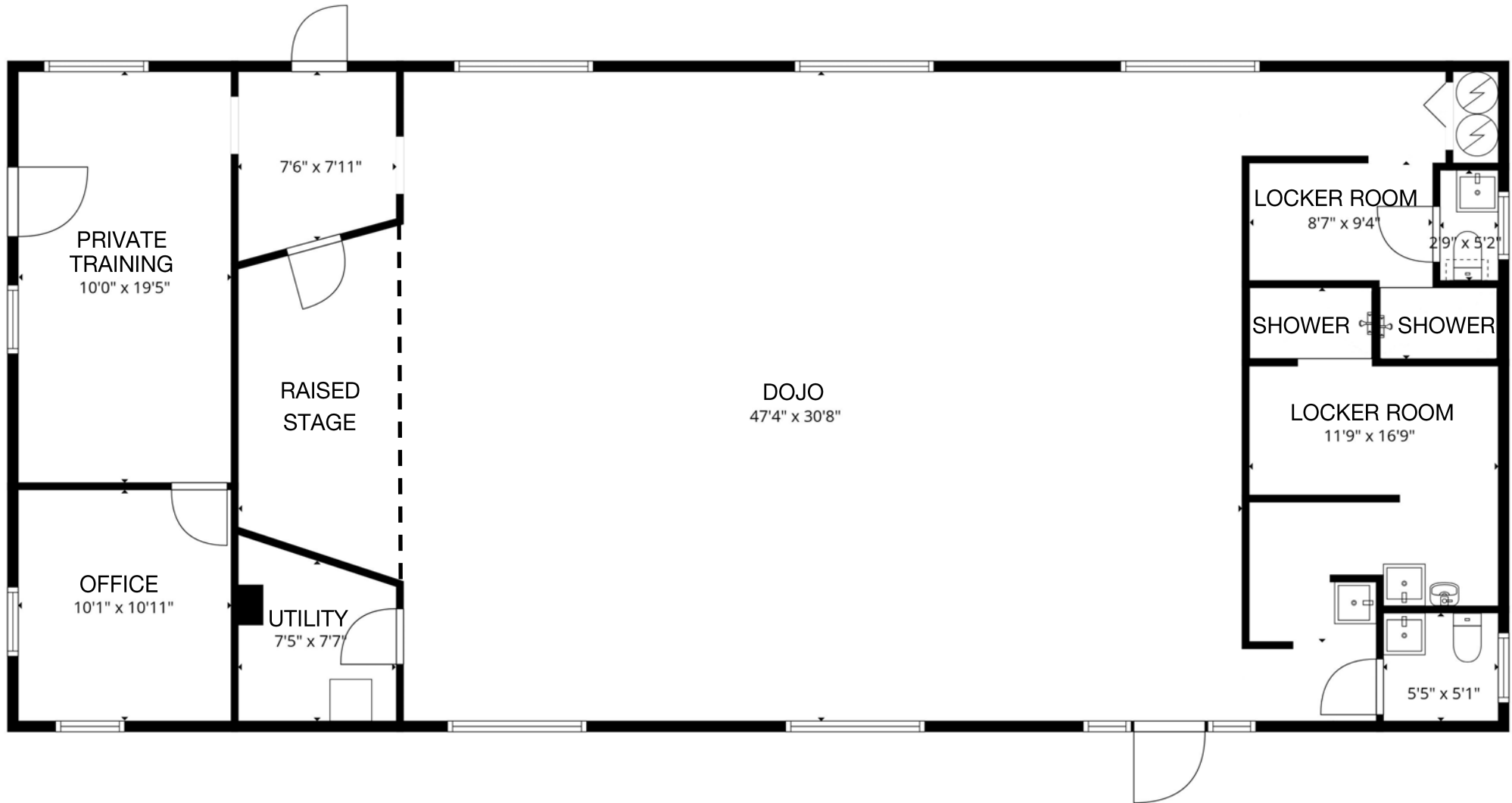
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Floor Plan



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Zoning & Occupancy

RS (Standard Density Residential) Zoning

The Standard Density Residential District is intended to provide opportunities for a wide variety of residential housing types at the most common residential densities in places where community sewer and water services are available. The residential density range in this district is 4.0 to 7.3 dwelling units per gross acre.

A-3 Occupancy

Group A-3 occupancy includes assembly uses intended for worship, recreation or amusement and other assembly uses not classified elsewhere in Group A including but not limited to:

- Amusement arcades
- Art galleries
- Bowling alleys
- Community halls
- Courtrooms
- Dance halls (not including food or drink consumption)
- Exhibition halls
- Funeral parlors
- Gymnasiums (without spectator seating)
- Indoor tennis courts (without spectator seating)
- Lecture halls
- Libraries
- Museums
- Places of religious worship
- Pool and billiards parlors



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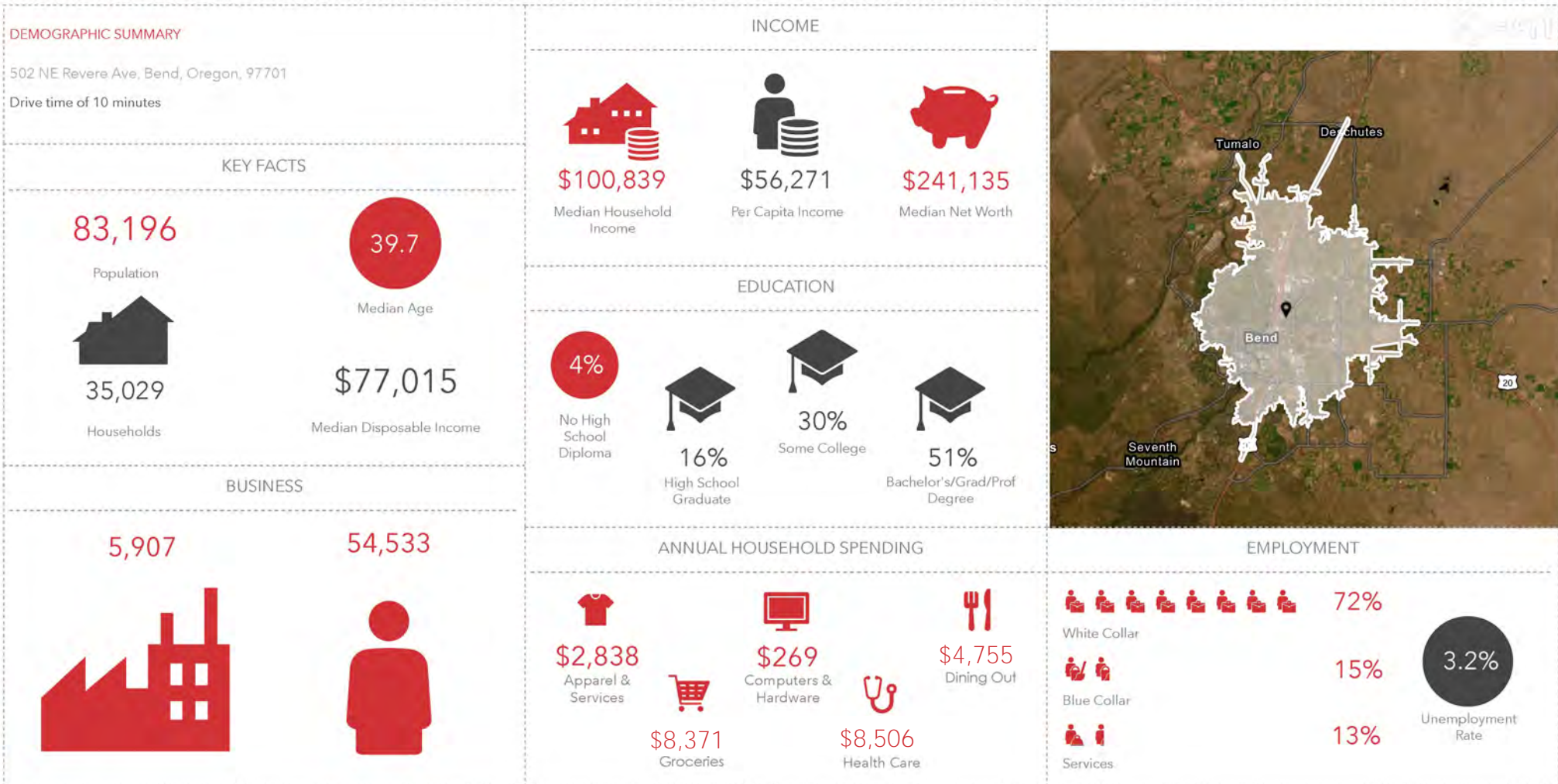
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Area Demographics



This infographic contains data provided by Esri. The vintage of the data is 2023, 2027.

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Trade Area Map



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Broker & Brokerage



Jenn Limoges, CCIM | Partner, Principal Broker

Cascades East Association of Realtors Commercial Real Estate Transaction of the Year Recipient 2025

OR/SW Washington CCIM Commercial Real Estate Transaction of the Year Recipient 2023

Board Member and President of the Commercial Investment Division of Central Oregon 2014-2017

Jenn's in-depth experience developing P&Ls, relocating businesses, negotiating leases, evaluating ROI, inspecting facilities and creating marketing plans sets her apart as an expert in her field. Using a combination of experience, keen intuition and hard numbers, Jenn analyzes projects through the eyes of both the end-user and investor. A natural born matchmaker, Jenn has an innate ability to align investors with properties—including off market opportunities—that best complement their short and long term financial goals.

"For both parties I focus on prioritizing their top 3 objectives and then like layering a cake, I add in market intel and data and we go from there to execute on those priorities." –Jenn Limoges

Jenn demonstrates an artful capacity for working the deal and finding the key components needed to get it across the finish line.

"I have done a number of transactions and it is always refreshing to transact with a counterparty that is so easy to work with. Your side was quick to respond, fair to negotiate with, and very reasonable as items came up. That was one of the smoothest closings in my career and Jenn's diligence and {Seller's} integrity were a big reason why. Just wanted to let you know that our side really enjoyed working with you both." – Davis Vaughn, MF acquisitions

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grow relationships.***



We are Here



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