

# FOR SALE - \$2,750,000

212 NE REVERE AVE

Bend, OR 97701



## PROPERTY DESCRIPTION

This is a unique investment property, built in 1977 and comprehensively renovated in 2018. Zoned CL, it is an ideal restaurant, fast food, or retail location. A strategic location in Bend's "Central Business District," this property presents an exceptional opportunity to capitalize on the region's continuing growth. More than \$1M in capital improvements in 2018, along with prime zoning, and an ideal location makes it an enticing prospect for visionary restaurant/retail investors seeking a high-traffic, high-visibility property.

## OFFERING SUMMARY

Sale Price:	\$2,750,000
Lot Size:	13,993 SF
Building Size:	2,756 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	197	1,153	4,396
Total Population	416	2,467	9,647
Average HH Income	\$98,196	\$101,862	\$114,503

Noah Lemas  
541 419 4603



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## \$1M CAPITAL IMPROVEMENTS

- Ground-up renovation in 2018
- Significant income potential
- Current Rental Income = \$13,000+/month
- 50% Capacity currently
- Fully-equipped, turnkey commercial kitchen(s)
- Integrated security system with 365/24/7 keycard access
- Meticulously maintained, cleaned, and organized

## INCREDIBLE CENTRAL BEND LOCATION

- 11,000+ AADT
- Close to US BUS 97 and Bend Parkway
- Within Bend's Central Business District
- Close proximity to Bend's downtown
- Banks, shopping, restaurants, and public transit nearby
- High-traffic counts, high-visibility intersection
- Drive-thru potential for fast food

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**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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## KITCHEN HIGHLIGHTS

- Walk-in Coolers
- Walk-In Freezers
- Multiple Hood Systems
- Fire Suppression Systems
- Reach-In Coolers
- Blodgett Convection Ovens
- Commercial Mixers
- Blast Chiller
- Commercial Water Heater
- Southbend Stoves/Burners/Grills
- Stainless Prep Tables
- Commercial Ice Maker
- Backup Generator
- **\$500,000 Combined Fixtures & Equipment Investment**

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# NE REVERE & US HWY 97

212 NE REVERE AVE

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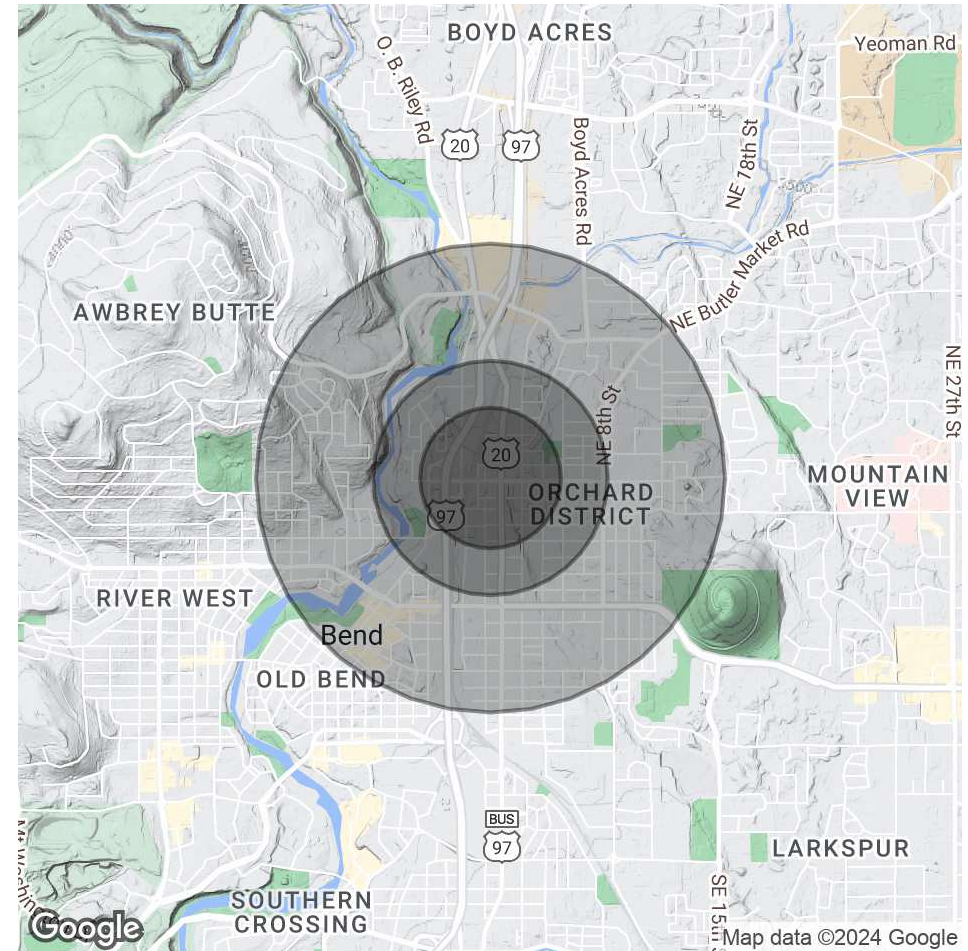
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	416	2,467	9,647
Average Age	41	40	41
Average Age (Male)	39	39	41
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	197	1,153	4,396
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$98,196	\$101,862	\$114,503
Average House Value	\$667,328	\$690,607	\$786,874



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## NOAH LEMAS

Licensed Commercial Broker

noah.lemas@cbrealty.com

Direct: **541.419.4603**

OR #201254811

## PROFESSIONAL BACKGROUND

Noah has worked, lived, and played in Central Oregon for more than 30 years. In that time as an entrepreneur, local business owner, instructor, and investor, he has seen remarkable growth in Bend and its surrounding areas. Be it business, recreation, education, or community service, Noah is dedicated to sharing the beauty and spirit of Central Oregon while respecting its history and personality.

Noah earned a B.A. from the University of California, Santa Barbara and an M.B.A from Portland State University. He relishes the opportunity to leverage both his experience and education to understand his clients' needs and help them find the best strategies and solutions for their commercial real estate investments.

648 - NRT  
486 SW Bluff Dr  
Bend, OR 97702  
541.382.4123

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541 419 4603



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