

FOR SALE

395 N Main St | Prineville, OR 97754

OWNER-CARRY TERMS AVAILABLE

PRICE REDUCED



Offering Summary

Sale Price	\$2,000,000 \$1,800,000
Building Size	7,072 SF
Lot Size	0.08 AC (3,489 SF)
Year Built	1924
Zoning	C1 (Central Commercial)
Tax Lot	151606AA05301
Cap Rate	7.27%

Landmark Main Street Bunkhouse and Downtown Retail

Iconic downtown Prineville building in the heart of Oregon's fastest-growing county. With 83% income growth and state-leading GDP gains, Prineville is experiencing unprecedented economic momentum.

Street-level retail is leased to Whiskey Darlin' boutique (tenant since 2021) and HIIT Logic Fitness, both under new 3-year terms.

The upper level features a 12-room bunkhouse/extended-stay motel designed to serve the area's booming data and renewable energy sectors. It remains consistently occupied, with rising rents, several long-term tenants, and continued upside contributing to strong, reliable cash flow.

The property has been substantially renovated over the past three years, enhancing both appeal and functionality. An unfinished basement offers additional upside for storage or future build-out.

A rare opportunity to own a landmark mixed-use asset with a strong operating history and creative potential. Financials include management for a hands-off investment opportunity. Owner-carry terms available.



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243 SW Scalehouse Lp
Suite 3A

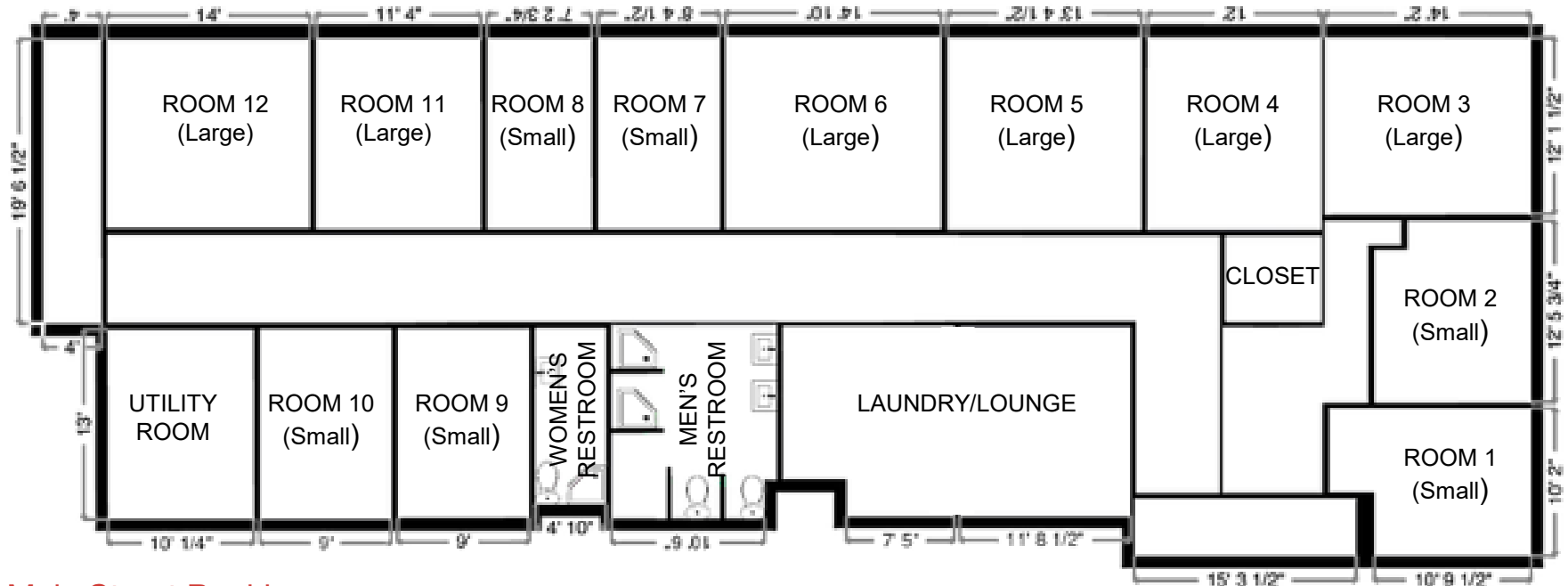
Bend, OR 97702

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Bunkhouse Floor Plan and Features



Main Street Bunkhouse

- Established in 2017 to accommodate work force housing
- Month to month rentals
- Not subject to Oregon's Residential Landlord and Tenant Act (ORS Chapter 90)
- Small rooms with extended full beds currently rent for \$950/month
- Large rooms with queen beds currently rent for \$1,250/month
- Rooms are fully furnished
- Community men's and women's restrooms with showers
- Free Wi-Fi
- Laundry
- New HVAC
- New firewalls, fire corridor, fire sprinkler system, and monitored fire alarm system



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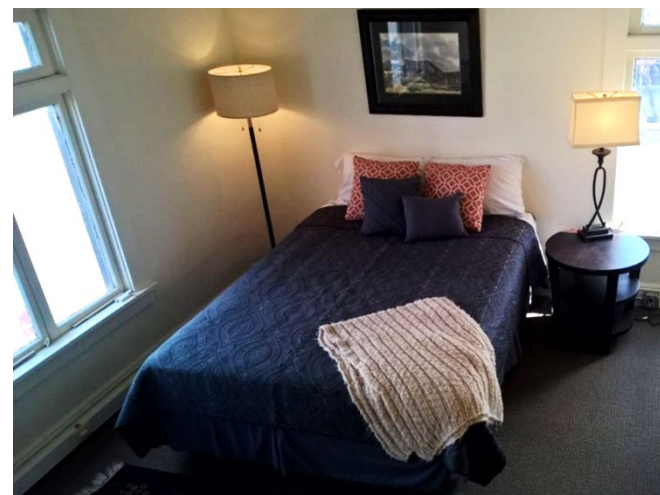
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Bunkhouse Common Area and Rooms



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Whiskey Darlin' Boutique



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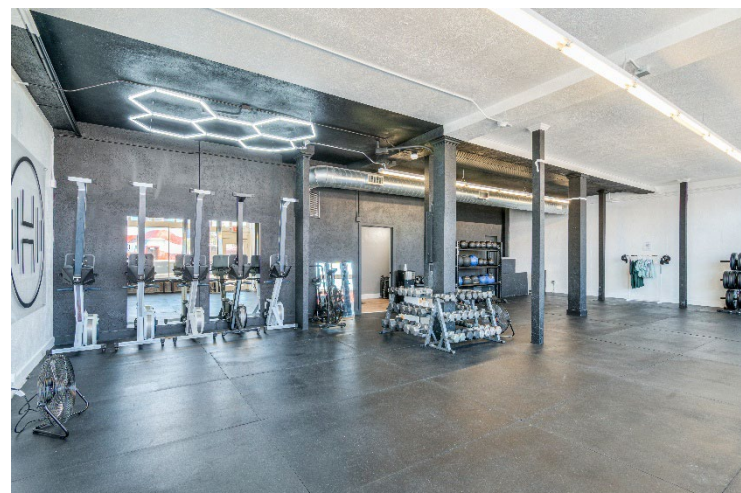
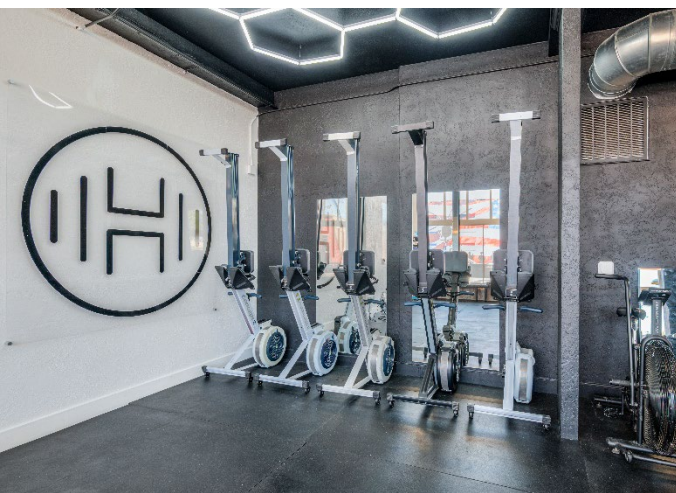
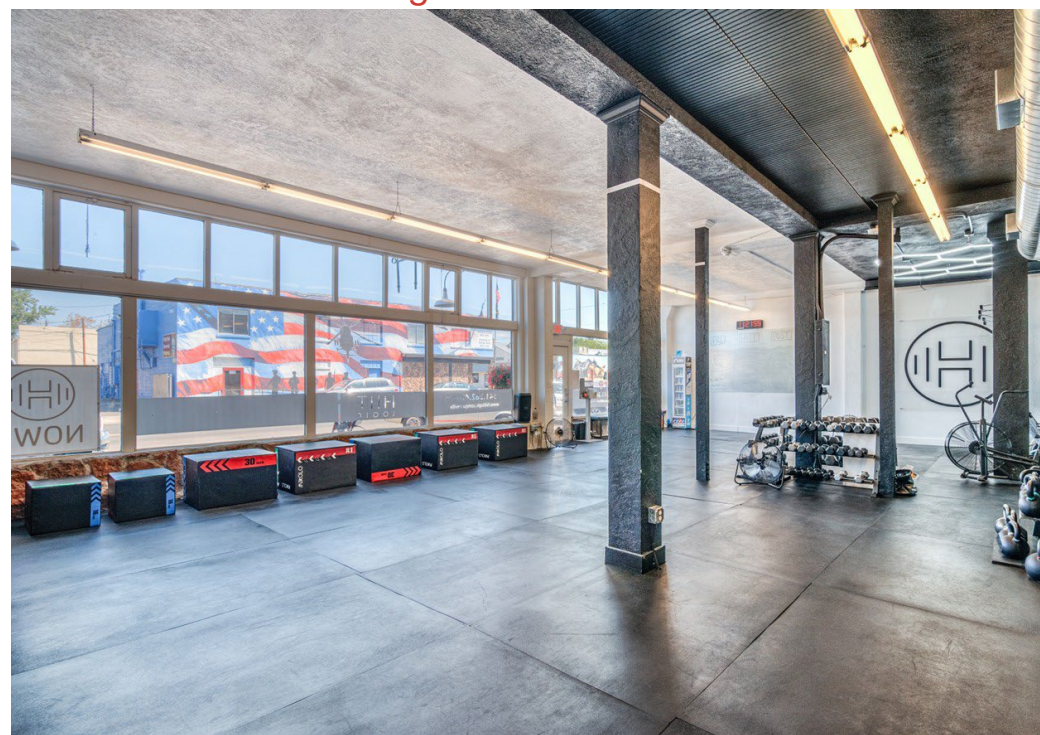
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HIIT Logic Fitness & Common Restroom



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Capital Improvements

- **Ongoing redevelopment** since purchase in 2004, maintaining and enhancing both functionality and historic charm
- **Building systems fully modernized** — complete upgrades to electrical, lighting, gas, and water service lines; all knob-and-tube wiring and asbestos professionally removed
- **Ground floor renovations (2020–2021)** — space reconfigured into two units with restored original wood floors, historically matched replacement flooring, re-chinked rock wall, and new stone wall under storefront windows
- **Upstairs extended-stay hotel developed in 2017**, offering modern accommodations in a historic setting
- **Structural and safety enhancements** — installation of a 2-hour fire-rated ceiling assembly with dual layers of 5/8-inch fire-core drywall and metal RC channel, providing superior fire protection and noise reduction; additional acoustic treatments added in tenant space
- **Energy efficiency & comfort** — attic insulated with a combination of blown and rolled fiberglass insulation; new rooftop HVAC units and ground-floor ducting installed in 2021
- **Roof renovation (2023)** — rolled roofing fabric secured to parapet walls, mastic applied at edges, three layers of acrylic elastomeric coating applied across the assembly, and silicone elastomeric coating in select areas; roof drain upgraded with protective screen and winter drain-warming cable



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Demographic Summary

DEMOGRAPHIC SUMMARY

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Drive time of 15 minutes

KEY FACTS

17,452

Population



6,906

Households

44.3

Median Age

\$50,956

Median Disposable Income

BUSINESS

677



5,452



INCOME



\$63,098

Median Household Income



\$33,421

Per Capita Income



\$199,439

Median Net Worth

EDUCATION

10%

No High School Diploma



34%

High School Graduate



34%

Some College



22%

Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING



\$1,666

Apparel & Services



\$5,432

Groceries



\$186

Computers & Hardware



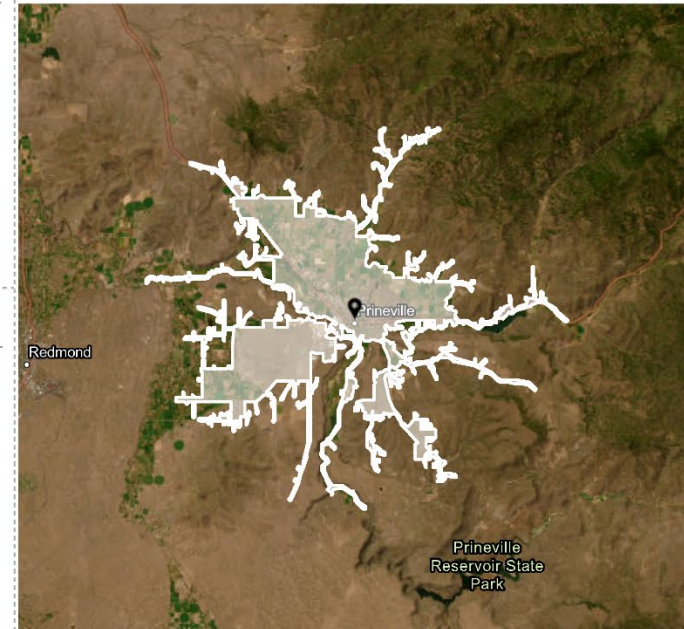
\$2,802

Dining Out



\$6,253

Health Care



EMPLOYMENT



56%

White Collar



29%

Blue Collar



15%

Services

5.3%

Unemployment Rate

This infographic contains data provided by Esri. The vintage of the data is 2022, 2027.

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Trade Area



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Prineville, Oregon



Prineville's Rich History and Economic Landscape

Founded in the late 1800s as a key hub for Central Oregon ranchers and loggers, Prineville is the oldest city in Central Oregon and remains the seat of Crook County. While its economy was historically rooted in timber and agriculture, today Prineville is writing a new chapter—evolving into one of Oregon's most dynamic and diversified rural economies. Anchored by its legacy industries and bolstered by innovation, the community is successfully expanding into sectors like tech, aviation, and renewable energy, while maintaining its small-town character and values.

Employment and Industry

Like much of rural Oregon, Crook County's economy continues to be shaped by small businesses—over 75% of private firms employ fewer than ten people. Longstanding major employers like Les Schwab, Contact Industries, and St. Charles Health System provide critical stability, but the economic engine is diversifying rapidly. New industry leaders—most notably Apple and Meta (Facebook)—have transformed Prineville into a hub for data center operations. The area is also seeing increased activity in advanced wood manufacturing, construction, healthcare, government services, and transportation and logistics.

Economic Growth and Infrastructure

Prineville is gaining statewide attention for its economic momentum. Crook County led Oregon in GDP growth with a 52.5% increase, and household income jumped more than 83% in just five years, making it the fastest-growing in the state. With major infrastructure investments already in place—including water, wastewater, and transportation—Prineville is well-positioned for continued growth. It also offers some of the most affordable industrial land in Central Oregon, a key draw for business investment.

Housing Market Trends

Following the national housing crash of the late 2000s, home values in Prineville and Crook County have steadily rebounded. As of 2025, the median home price in Crook County is \$439,900, with the City of Prineville at \$421,000. The market remains competitive as the community grows, but affordability relative to neighboring counties continues to attract new residents. Over 700 new housing units are planned for delivery by the end of the year, a major step toward addressing current demand and ensuring continued livability as population and industry expand.



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