FOR SALE

Bend Office Investment Opportunity

909 & 925 SE 2ND ST | BEND, OR



Ryan Amerongen, CCIM Broker, Licensed in Oregon

541.213.8967 ra@buccolagroup.com 42 NW Greenwood Ave | Bend



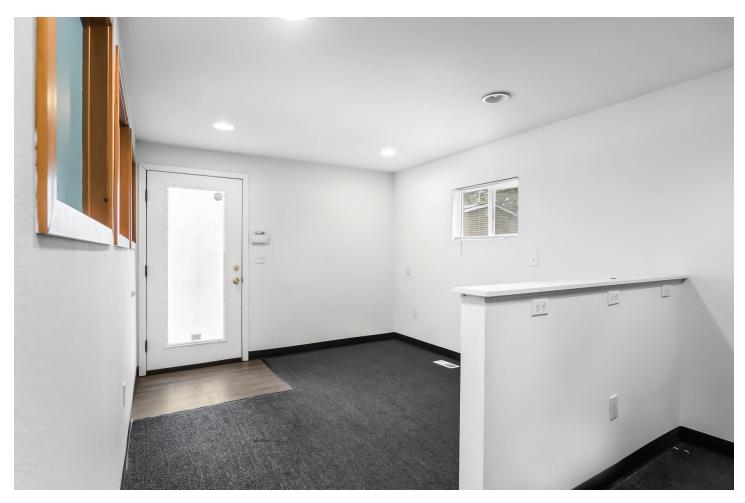
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BEND, OREGON

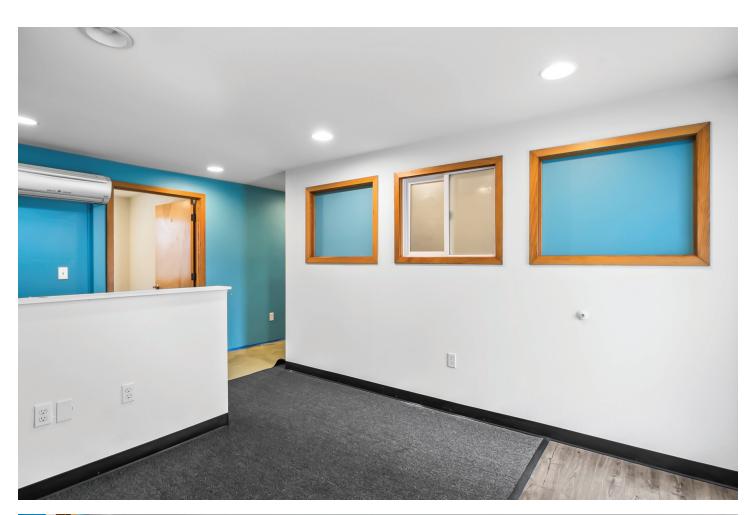
Prime Bend commercial investment opportunity featuring two professional office buildings totaling 3,686 square feet across four units. Immediate income potential with one leased unit and three available suites ready for occupancy.

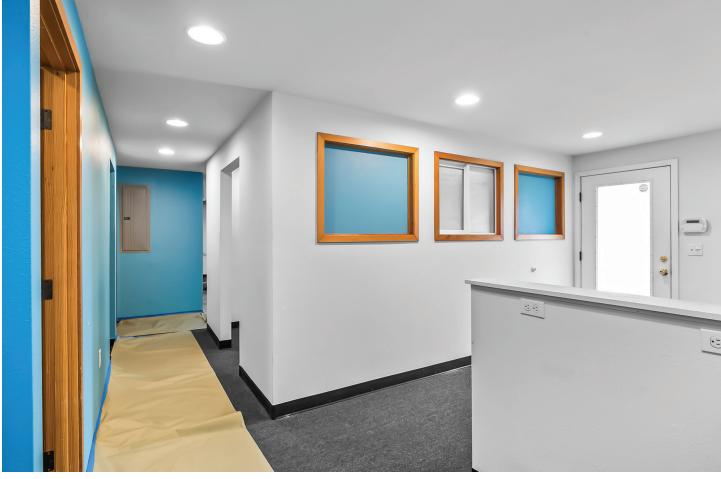
| Price | \$1,150,000 |
|------------|--|
| Total SF | 3,686 SF (Two buildings, each 1,843 SF) |
| Year Built | 1999 |
| Lot Size | 0.38 Acres |
| Zoning | CL (Limited Commercial) |
| Occupancy | 25% occupied (1 of 4 suites leased) |
| | Both roofs replaced in past 3 years), 3 of 4 units have brand new HVAC systems |
| Financing | Seller financing available |

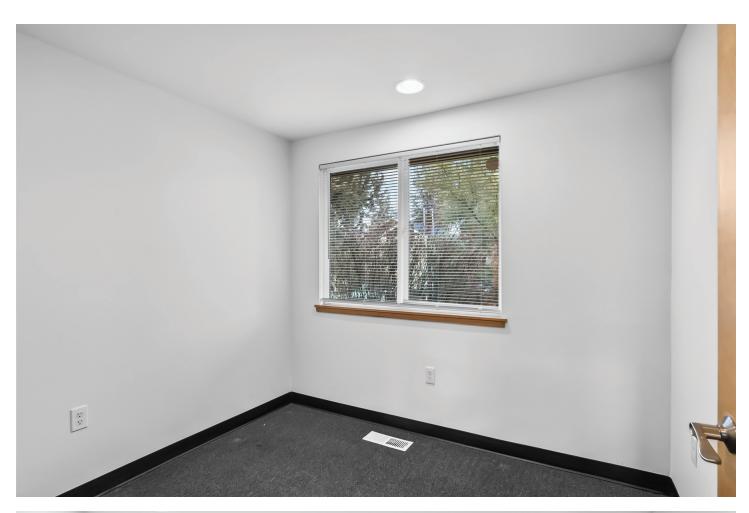


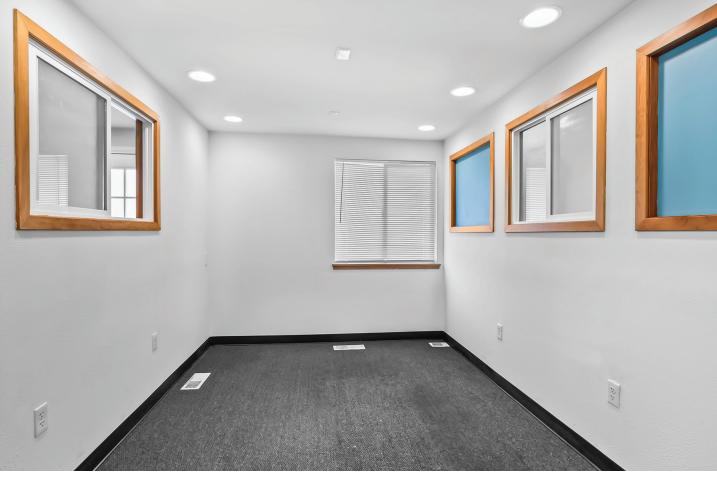


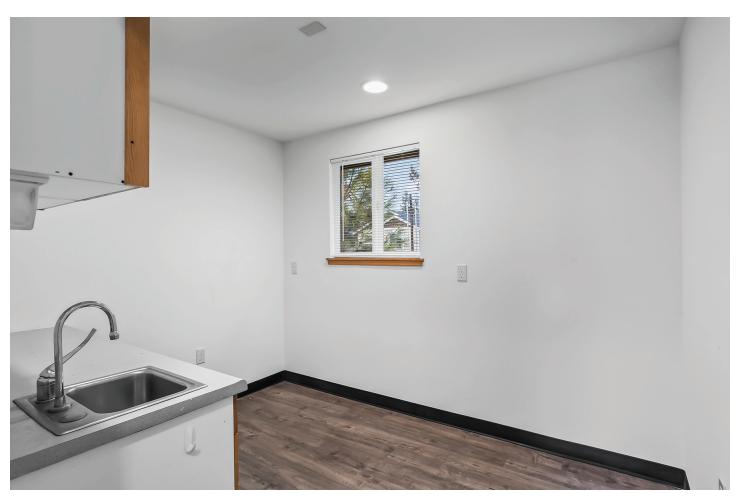




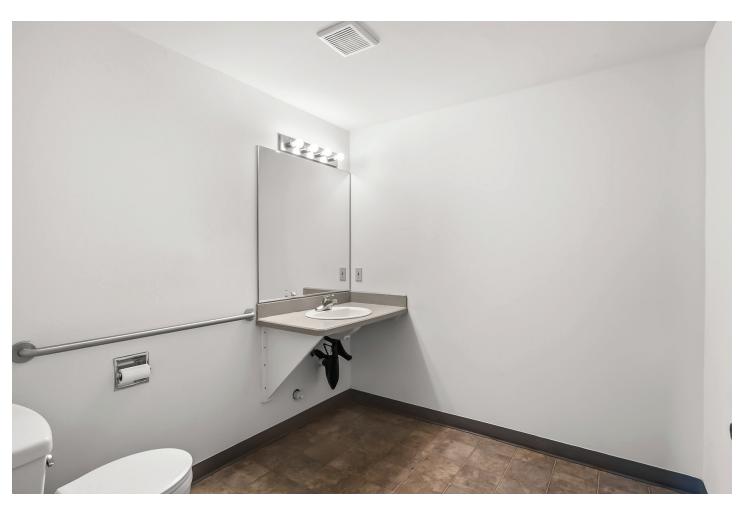




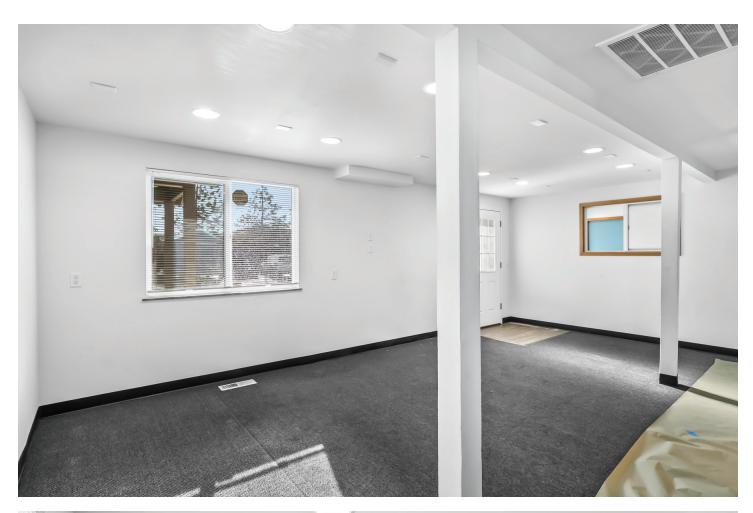




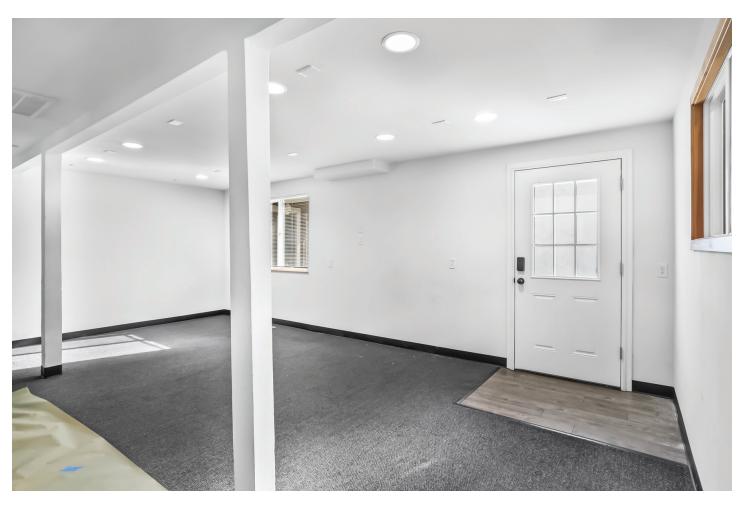


















About Bend

Bend is a dynamic and rapidly expanding city renowned for its stunning natural setting, diverse economy, and exceptional quality of life. Situated along the Deschutes River with the Cascade Mountains as a dramatic backdrop, Bend has evolved from a historic timber town into a premier destination that seamlessly combines urban amenities with unparalleled outdoor recreation access.

The city is celebrated for its craft brewery scene, vibrant downtown district, and year-round festival calendar, including events like Bend Summer Festival and the renowned Hayden Homes Amphitheater summer concert series. These cultural attractions, paired with world-class outdoor recreation opportunities—from skiing at Mount Bachelor and paddling the Deschutes River to mountain biking the extensive trail networks and rock climbing at Smith Rock—generate substantial visitor traffic and economic vitality throughout all seasons.

Bend is experiencing robust population growth and commercial expansion, driven by an influx of remote workers, retirees, and businesses seeking lifestyle-rich environments. With its central location providing access to Portland, the Columbia River Gorge, and other regional destinations via highways 97 and 20, Bend serves as Central Oregon's economic hub while preserving its distinctive mountain town character and outdoor-focused culture.

The city's favorable demographic profile, growing demand for diverse retail and professional services, and commitment to thoughtful urban planning and development make Bend an attractive market for commercial investment and business expansion.

106,926

40.3

43,278

Population

Median Age

Households

62.1%

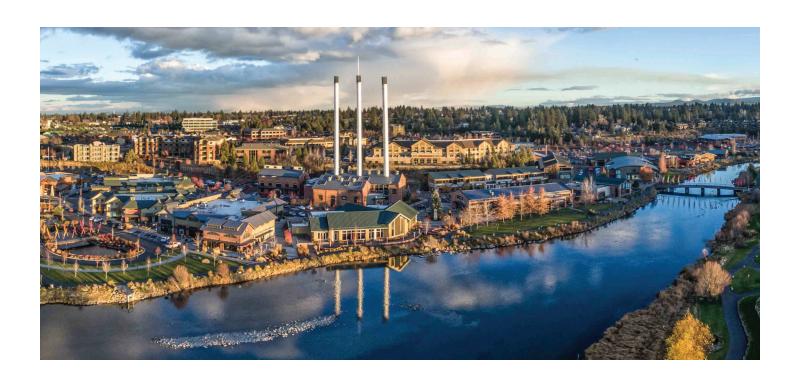
51.1%

\$88.7k

Owner Occupied Housing

Bachelor's Degree or Higher

Median household income



For more information, please contact:

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