

Bend Office Investment Opportunity

FOR SALE

909 & 925 SE 2ND ST | BEND, OR



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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 two leased suites and two 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	50% occupied (2 of 4 suites leased)
Recent Upgrades	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

Population

40.3

Median Age

43,278

Households

62.1%

Owner Occupied
Housing

51.1%

Bachelor's Degree
or Higher

\$88.7k

Median household
income



For more information, please contact:

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