



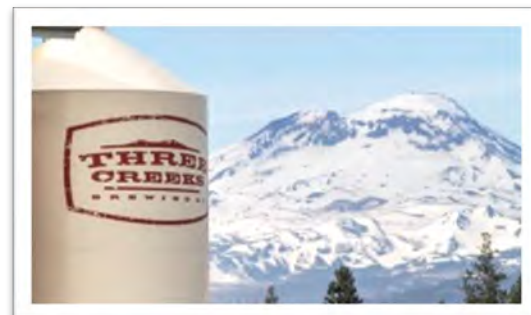
## 30 bbl Beverage Manufacturing Plant & Real Property For Sale or Lease

**LOCATION:** 265 & 275 E. Barclay Drive, Sisters, Deschutes County, OR 97759

**REAL PROPERTY:** \$2,400,000. Includes two valuable parcels:

**PARCEL 1:** \$1,900,000 – 1.11 acre; 48,352 sf land and building. Includes a high quality, steel frame, metal sided manufacturing/brewery building that was constructed in 2014 with an estimated useful life of 47 years remaining. Total gross building area is 9,120 sf. Layout includes an open production area with ample cold storage area, a tasting room, two restrooms, locker room, office, and grain room on the first level with a mezzanine area that includes two offices, restroom, equipment room and a break room area. Site improvements include asphalt paved parking areas & driveways, concrete walkways/patio, fencing, drainage swale.

**PARCEL 2:** \$500,000 – 1.0 acre; 43,560 sf vacant land. Historically used for festivals and events. The site could be a valuable food cart area or promoted as event space or developed into other use. The land is prime for development.



**BUSINESS ASSETS:** \$600,000. Includes: Brand rights, and distribution sales, all brewing equipment, and all tangible assets, as well as intangible assets such as recipes, marketing material, goodwill, TTB and OLCC, county health licensing transition. (Note: Negotiable dependent assets needed.)

**LEASE:** A suitable lease for the facility may be negotiated, at current commercial lease rates. The brewery equipment may be included in a lease negotiation for a qualified tenant.

**ZONING AND DEVELOPMENT:** The site is suitable for development. The immediate subject neighborhood is primarily zoned LI (Light Industrial) and NSBP (North Sisters Business Park). These zones provide for a wide variety of industrial and light commercial uses. Services from the City of Sisters fire, police, are good and include water and sewer services. Additional utilities available to the property include CEC electrical power, propane, cable, phone, internet. Fire protection is provided by the Sisters Camp Sherman Rural Fire Protection District. .





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## SISTERS, OREGON

Economics – The commercial retail spaces have little to no vacancy. St. Charles Medical Center has opened a clinic on the north end of town with new mixed-use spaces being developed in the industrial district and a new senior living facility, retail stores, restaurants and bars which are thriving generally. Vacancy rates in hotels have returned to strong levels although remaining seasonal, unlike Portland and other areas of Oregon wherein occupancy rates have lagged behind. Construction of multi-family projects are in place due to the strong demand and low vacancies. Property values are stable, and the general economic climate is good.



Oregon Department of Transportation (ODOT) has completed the reconstruction of Cascade Avenue through the central business district of Sisters and installed a roundabout on the north end of Sisters at US Highway 20 and McKinney Butte Road. The roundabout creates a gateway and defines a tourist area as traffic off of US Highway 20 turns to Cascade Avenue through the town's commercial district.

The community of Sisters is decidedly western, free spirited and outdoors. The mountains and geography of the area are unique and spectacular. Post pandemic the population continues to grow substantively and is forecasted to double in the next ten years according to Portland State Universities population research. A community-wide sewer system was developed in Sisters in 1999, and sewer lines have now been extended to serve all properties within the City limits. This has allowed residential development and real commercial growth. Future growth in the city of Sisters has been planned for and outlined in the recently adopted master plan, which includes an expansion to the urban growth boundary. Sisters Planning Department references a 20-year window, outlining growth and traffic patterns for the community.

The major industry in Sisters is tourism. Black Butte Ranch is located 10 miles northwest of Sisters. This community has attracted national acclaim for its natural beauty and recreational opportunities. This resort community has approximately 1,000 homes and features two 18-hole golf courses and an extensive amount of other recreational facilities. Popular events held in this



community include the Sisters Rodeo, the Sisters Quilt Show, and the Sisters Music Festival, all of which draw a lot of visitors in addition to the tourism coming to enjoy the natural beauty. We have no data regarding "tele-commuters", however, Sisters is an increasingly home for the post covid telecommuters.

