

FOR SALE

56870 Enterprise Dr | Sunriver, OR



Property Summary

Offering Price	\$1,995,000
Building Square Feet	3,200 SF
Land Square Feet	122,404 SF (2.81 AC)
Year Built	2024
Zoning	SUBP (Sunriver Business Park)
Tax ID	201105DD00500

Modern Flex/Industrial Building Located in Sunriver Business Park

Tucked within Sunriver Business Park just off the main thoroughfare of Century Drive, this newly constructed, modern, purpose-built building offers a rare blend of accessibility, functionality, and natural surroundings with infrastructure in place for future development on over 1.5 acres of excess buildable land.

Currently operating as a dog boarding facility, the property features a steel-frame structure with metal siding and roof, dedicated parking, multiple exterior access points, and a flexible interior layout well-suited for continued kennel use, veterinary services, or light industrial operations.

With 2.81 acres abutting national forest land, the site benefits from privacy, reduced traffic, and a scenic backdrop, while still being conveniently located near other complementary businesses in this high-demand resort town.



Jenn Limoges, CCIM | Partner
Licensed Oregon Principal Broker
+1 541 639 2566
jlimoges@naicascade.com

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Property Overview

Location Highlights

The property benefits from a strategic location just off the main thoroughfare through the resort town of Sunriver and just one mile from The Village at Sunriver, providing convenient access for customers, deliveries, and employees while remaining buffered from heavy tourist congestion.

Situated within Sunriver Business Park places this versatile building near complementary commercial users, service providers, and light industrial operations.

Adjacent to Deschutes National Forest, the site offers long-term privacy, natural noise insulation, an attractive forested backdrop, and direct access to nature.

Ideal Uses Include:

- Continued boarding kennel, veterinary, training academy or spa with boutique pet retail and outdoor play areas.
- Specialized fitness or sports use such as gym, training facility, or batting cages.
- Outdoor recreation services hub: bike, paddleboard, ski rentals and repairs, guided adventure outfitter or gear-storage
- Woodworking, metal fabrication or custom furniture studio
- Craft beverage, maker space or small-batch production facility
- Photography, videography or content production studio
- Co-working, remote/satellite working for Sunriver residents and tourists



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Interior Photos



Personal property excluded.



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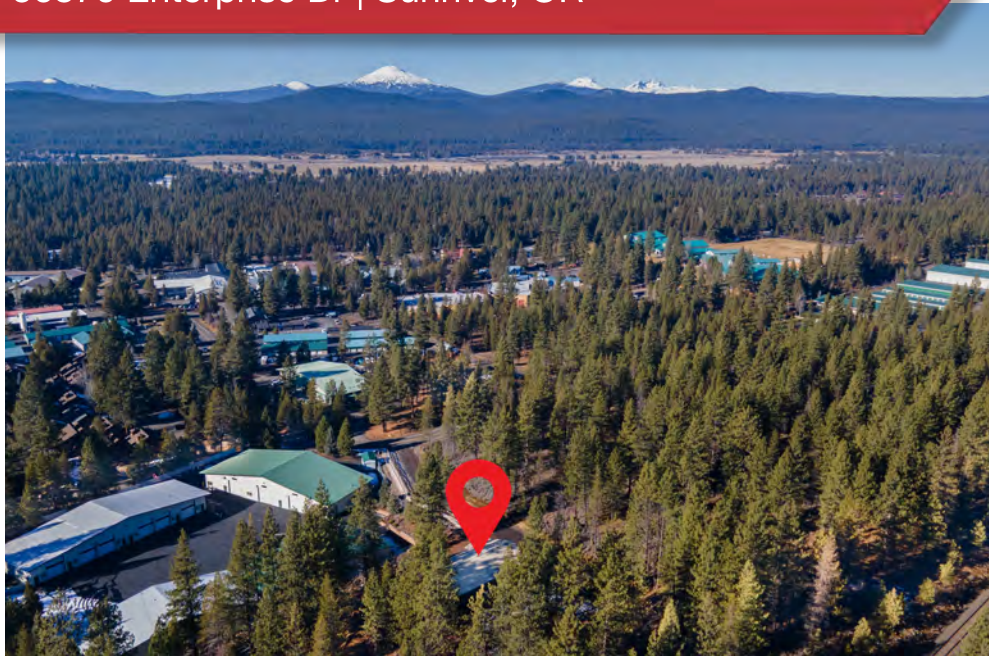
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Exterior Photos



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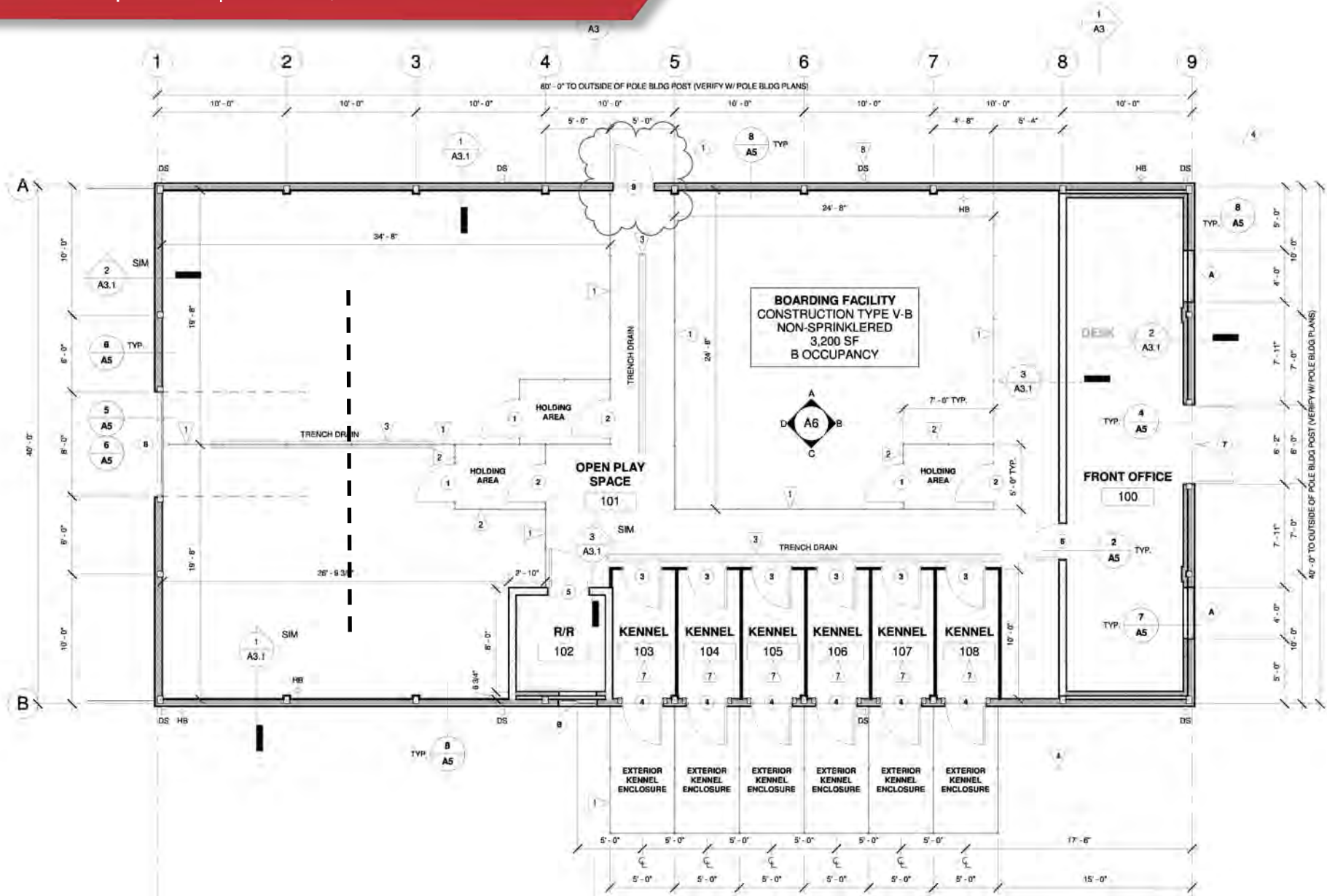
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Floor Plan



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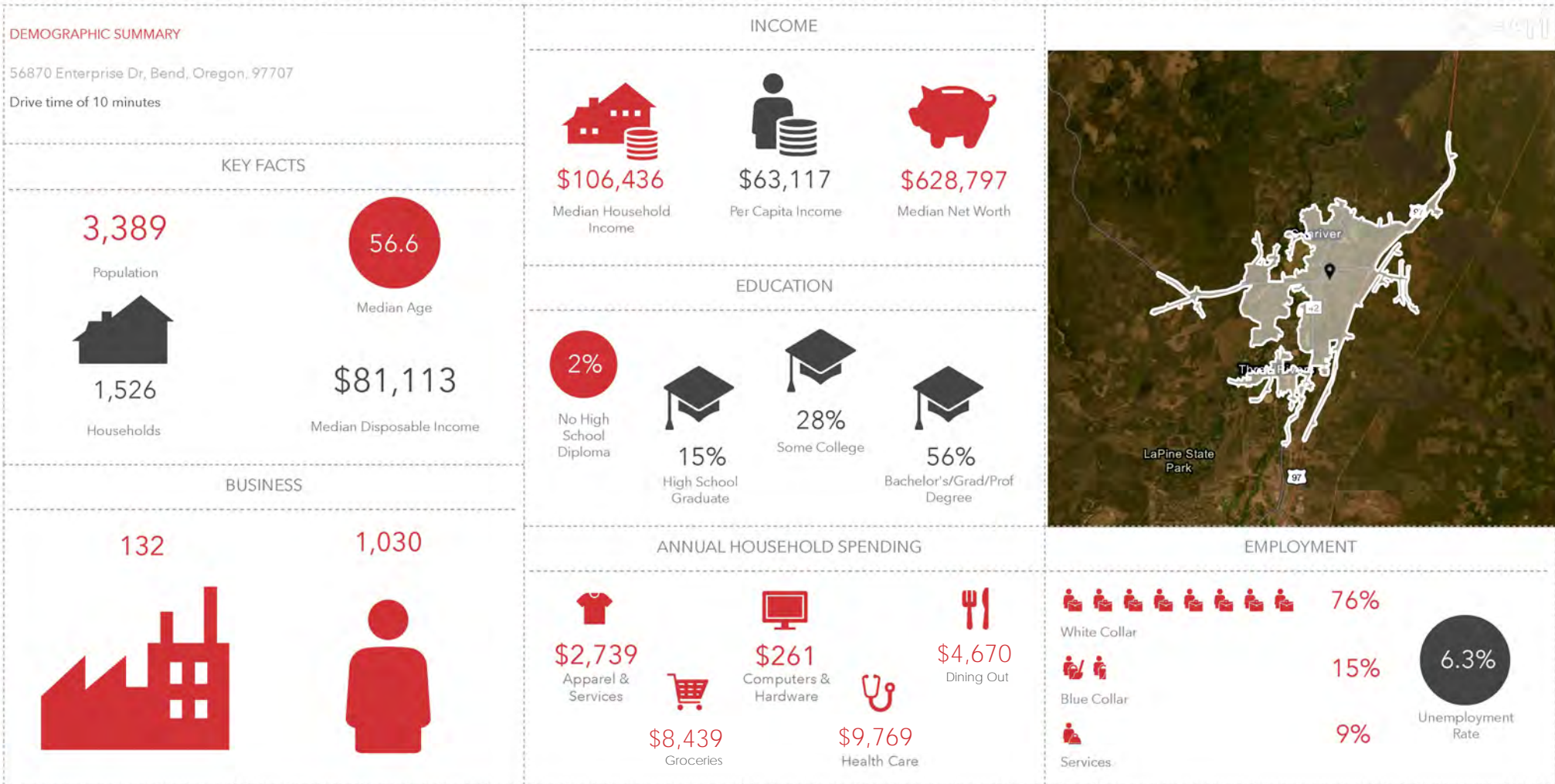
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Area Demographics



This infographic contains data provided by Esri. The vintage of the data is 2023, 2027.

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Trade Area Map



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Broker & Brokerage



Jenn Limoges, CCIM | Partner, Principal Broker

Cascades East Association of Realtors Commercial Real Estate Transaction of the Year Recipient 2025

OR/SW Washington CCIM Commercial Real Estate Transaction of the Year Recipient 2023

Board Member and President of the Commercial Investment Division of Central Oregon 2014-2017

Jenn's in-depth experience developing P&Ls, relocating businesses, negotiating leases, evaluating ROI, inspecting facilities and creating marketing plans sets her apart as an expert in her field. Using a combination of experience, keen intuition and hard numbers, Jenn analyzes projects through the eyes of both the end-user and investor. A natural born matchmaker, Jenn has an innate ability to align investors with properties—including off market opportunities—that best complement their short and long term financial goals.

"For both parties I focus on prioritizing their top 3 objectives and then like layering a cake, I add in market intel and data and we go from there to execute on those priorities." –Jenn Limoges

Jenn demonstrates an artful capacity for working the deal and finding the key components needed to get it across the finish line.

"I have done a number of transactions and it is always refreshing to transact with a counterparty that is so easy to work with. Your side was quick to respond, fair to negotiate with, and very reasonable as items came up. That was one of the smoothest closings in my career and Jenn's diligence and {Seller's} integrity were a big reason why. Just wanted to let you know that our side really enjoyed working with you both." – Davis Vaughn, MF acquisitions

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