

Address: 56522 Solar Dr, Bend, OR 97707

1/2 Acre Lot with Large Pole Barn Structure for storage of valuable assets, Bend Oregon

A pole barn is essentially a large barn with 2 oversized garage doors used for storage of RV's, boats, nice cars, equipment, assets and large items. Some people use them for business purposes such as a workshop or business operations.

A local credit union is offering the following lending terms:

35% down, 6% APY financing! Note is a 5 year term and resets after 5 years to market value AKA a 5/5 ARM.

The land and barn can be purchased via a personal or business type of loan. We have contacts to help you get financing for either type.

The Barn is hooked up to the city electrical via 200 Amp Service. This property does not have running water or a septic system. This is an electric only facility. The price includes the full sale of the .5 lot with the finished barn. This barn is brand new construction, constructed on 9/15/2024.

Key Features Include:

- **Massive 40' x 48' Structure:** This impressive building offers **nearly 2,000 square feet** of finished floor space with **16-foot ceilings**, perfect for storing RVs, boats, or any large equipment.
- **Commercial Grade Garage Doors:** Two oversized, **12' wide x 14' tall insulated commercial garage doors** provide easy access for large vehicles or equipment, ensuring maximum utility.
- **Insulated for All Seasons:** The building's ceilings and walls are fully insulated with **R19 insulation** and a **6-mil NASATECH waterproof moisture barrier**, ensuring a comfortable and moisture-free interior year-round.
- **RV-Ready:** The exterior includes a **20-amp GFCI receptacle** and a **30-amp GFCI receptacle** for RV plug-ins, making it perfect for those needing a space for recreational vehicles.
- **Sturdy & Durable Construction:** The entire roof is fully plywood sheeted and underlaid beneath the metal roofing, adding extra rigidity and strength. The building is fully wrapped with a moisture barrier for long-term durability, particularly during significant temperature fluctuations.
- **Evolve Stone Wainscot & Timber Framed Awnings:** Enjoy the stunning front exterior with **Evolve Stone wainscot**, timber-framed awnings, and **cedar soffits** featuring recessed lighting above each doorway for a stylish and functional design.
- **Dual Driveway & Full Turnaround:** Designed for oversized trailers or large vehicles, the dual driveway allows for seamless access with a full turn-around, making entry and exit hassle-free.
- **200 Amp Service:** Fully equipped with a 200-amp electrical service and an additional exterior breaker panel, this property is prepped for adding more circuits or outdoor installations as needed.
- **Motion-Sensitive LED Lighting:** The front entry features **motion-sensitive LED flood lighting**, providing convenience and safety when entering the building at any time of day.
- **Additional RV/Boat Storage:** A **16' wide x 48' long** parking area for RVs, boats, or trailers is located on-site, ensuring you have plenty of storage options.
- **Exterior Features:** The building's exterior also includes a **4-foot concrete apron** to prevent debris from entering and protect the structure from the elements.
- **Unique Neighborhood Feature:** Located on **Solar Drive**, one of the few paved roads in the neighborhood, making access easy and safe.

Located in the desirable Deschutes River Recreational Homesites neighborhood, this fully-utilized ½-acre lot with New Pole Barn offers everything you need for storage, recreational use. Boasting **paved road frontage** and easy access via an **electric gate opener**, you'll enjoy privacy and convenience for your high end storage needs.

Don't miss your chance to own this exceptional property! Contact us today for more details or to schedule a tour.

Legal Description: DESCHUTES RIVER RECREATION HOMESITES INC, LOT 4, BLOCK14 DESCHUTES COUNTY