

Commercial Sale MLS#220212755  
 270 E Sun Ranch Drive  
 Sisters, OR 97759  
 County: Deschutes  
 Section: Not Applicable  
 Cross Street: Barclay

Building Area Total: 11,554  
 Source: Assessor

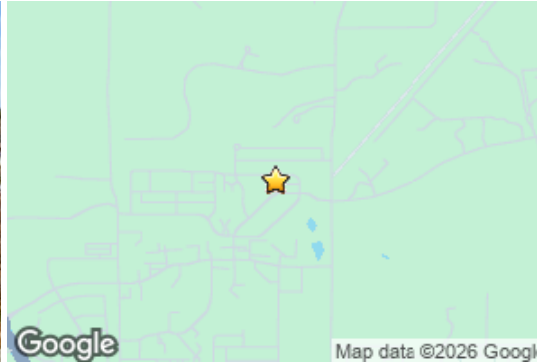
1  
 # of Units Total

\$2,500,000

Distribution;  
 Manufacturing; Research  
 & Development;  
 Warehouse  
 Business Type (AKA Sub  
 Type)

2009  
 Year Built

Active  
 DOM: 57 CDOM: 57



Parcel Number: 251134  
 Subdivision Name: Sun Ranch Business  
 Lot Size Square Feet: 30,928  
 Lot Size Acres: 0.71  
 Zoning: NSBP  
 Additional Parcels: No

**Public Remarks:** Stable, investment opportunity. This two-story, 11,554 sq.ft. building features upper-level executive offices, a spacious kitchen, and outdoor seating. The main floor offers a generous entry, conference room, and a manufacturing/assembly area. In addition, an extensive distribution and storage center including radiant floor heating and dock-high delivery. Long-term tenant of 17 years in place. Current Triple Net lease runs 6 years with 2% annual increases, plus two additional 4-year options with market adjustments. Tenant is an International Company.

**Private Remarks:** Please do not disturb the tenant. All showings must be coordinated and accompanied by the listing broker. Financial details are available upon request with a signed confidentiality agreement.

**Showing Information and Requirements**

**Owner Name:** DIPROP LLC      **Audio Surveillance on Prop:** No      **Sign On Property YN:** Yes      **Phone to Show:** Listing Agent  
**Occupant Type:** Tenant      **Video Surveillance on Prop:** Yes  
**Occupant Name:** Bird Guard LLC  
**Showing Requirements:** Appointment Only; Call Listing Agent; Listing Agent Must Accompany; Security System  
**Showing Instructions:** Contact Steve McGhehey to show at: (541) 420-8103.

General Property Information	Interior Information	Business Information
<p><b>CC&amp;R's:</b> Yes  <b>Tax Annual Amount:</b> \$22,498.08  <b>Tax Year:</b> 2025  <b>Tax Lot:</b> 10  <b>Tax Map Number:</b> 151004BD00300  <b>Potential Tax Liability:</b> No  <b>Assessment:</b> No  <b>Special Assessments:</b> None  <b>Flood:</b> Unknown  <b>Government Overlay:</b> Airport Zone  <b>Additional Features:</b> 3 Phase Electric; ADA Comply; Airport Access; Kitchen; Mezzanine; Office Space  <b>Miscellaneous Information:</b> Overhead/Dock Doors; # of Grade Level Doors: 4; # Overhead/Dock Doors: 1; Backup Package Available: Yes; Confidentiality/Non-Disclosure Agreement: Yes; Dock Type: Other</p>	<p><b>Cooling:</b> Central Air; Heat Pump; Zoned  <b>Heating:</b> Electric; Heat Pump; Radiant; Zoned  <b>Interior Features:</b> High Speed Internet; Laminate Counters; Vaulted Ceiling(s); Wired for Data; Wired for Sound  <b>Flooring:</b> Carpet; Concrete; Laminate; Tile  <b>Window Features:</b> Aluminum Frames; Double Pane Windows; Tinted Windows  <b>Security Features:</b> Carbon Monoxide Detector(s); Fire Sprinkler System; Security System Owned; Smoke Detector(s)  <b>Structure Type:</b> Industrial; Office; Warehouse  <b>Exterior Features:</b> Dock  <b>Patio and Porch Features:</b> Deck  <b>Lot Features:</b> Landscaped; Level; Sprinkler Timer(s); Sprinklers In Front; Sprinklers In Rear  <b>Lot Size Acres:</b> 0.71  <b>Parking Details:</b> Parking: Yes; # of Parking Spaces: 14; # of Other Parking: 4; # of Carports: 0  <b>Parking Features:</b> Alley Access; Asphalt; On Street; Parking Lot; Shared Driveway  <b>Road Frontage Type:</b> Private Access  <b>Road Surface Type:</b> Paved  <b>View:</b> Cascade Mountains; Territorial  <b>Easements:</b> Utilities</p>	<p><b>Business Included?:</b> No  <b>Income and Expenses (Annual Amounts):</b> Cap Rate %: 5.49; Cap Rate Basis: Current  <b>Owner Pays:</b> Other  <b>Tenant Pays:</b> Common Area Maintenance; Electricity; Exterior Maintenance; Gas; Insurance; Interior Maintenance; Janitorial Service; Repairs; Sewer; Taxes; Water  <b>Unit 1:</b> Unit #: 1; Tenant Name: Bird Guard; Square Footage: 11,554; Monthly Rent: 11,390; Price Per SqFt: 0.98; Option to Extend: Yes</p>
Listing Office Information	Listing/Contract Information	Construction
<p><b>Listing Member:</b> Steve McGhehey  License #780301759  Phone: 541-420-8103  Mobile: 541-420-8103  Email: <a href="mailto:steveMcGheheymps@gmail.com">steveMcGheheymps@gmail.com</a>  <b>Listing Office:</b> Stellar Realty Northwest  License #201235285  Phone: 541-508-3148  <b>Co-listing Member:</b> Connie T Mitchell  License #200404315  Phone: 541-610-8011  Mobile: 541-610-8011  Email: <a href="mailto:connie@teamstellarnw.com">connie@teamstellarnw.com</a>  <b>Co-listing Office:</b> Stellar Realty Northwest  License #201235285  Phone: 541-508-3148</p>	<p><b>Original List Price:</b> \$2,500,000  <b>List Price per SqFt:</b> \$216.38  <b>Listing Contract Date:</b> 12/08/2025  <b>Expiration Date:</b> 09/15/2026  <b>Agency Represent:</b> Yes  <b>Comp Sale YN:</b> No  <b>Listing Agreement:</b> Exclusive Right To Sell  <b>Listing Terms:</b> Cash; Private Financing Available; Trust Deed  <b>Preferred Escrow Company &amp; Officer:</b> Western Title - Sisters Branch  <b>Special Listing Conditions:</b> Standard</p>	<p><b>New Construction:</b> No  <b>Builder Name:</b> Redstone Construction  <b>Levels:</b> Two  <b>Common Walls:</b> No Common Walls  <b>Construction Materials:</b> Concrete; Frame; Steel Frame  <b>Basement:</b> None  <b>Foundation Details:</b> Concrete Perimeter; Slab  <b>Body Type:</b> Other  <b>Power Production:</b> None  <b>Utilities:</b> Cable Available; Cable Connected; Electricity Available; Electricity Connected; Fiber Optics Available; Phone Connected; Propane  <b>Roof:</b> Composition  <b>Sewer:</b> Public Sewer  <b>Water Source:</b> Public  <b>Green Building Verification Type:</b> Other</p>