

FOR LEASE

178 S Elm St | Sisters, OR 97759

NAI Cascade
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Small Retail and Office in Downtown Sisters

Street retail and second floor office available in Downtown Sisters in this professionally-managed building one block off Cascade Avenue/Hwy 20 in Sisters.

Located on the corner of Elm & Hood, this meticulously maintained building sees ample foot traffic in the heart of Sisters' downtown tourist row.

Building is configured for multiple small businesses. Amenities include kitchenette/break area, and restrooms on both floors.

Co-tenants include Country Financial, Ponderosa Properties, Tamarack Wildfire & Health Wellness, Rustic Moon Massage, Preedin Design, Redmond Speech & Language, Twisted Juniper Coffee, Sister's Bunkhouse, Dutch Mafia LLC.

Leases are on a gross basis and include electric, gas, water, sewer and garbage.

Disclosure: There is a roof-mounted AT&T cell tower on the building.

OFFERING SUMMARY

SUITE 101	724 SF \$1,086/Month
SUITE 206	380 SF \$500/Month
BUILDING SIZE	7,766 SF
YEAR BUILT	1993
LOT SIZE	0.12 AC
ZONING	DC (Downtown Commercial)
TRAFFIC COUNTS	11,976 ADT at Cascade Ave and Elm St

10 MILE DEMOGRAPHICS

	14,731		6,300		\$119,522
TOTAL POPULATION		TOTAL HOUSEHOLDS		Avg HH INCOME	

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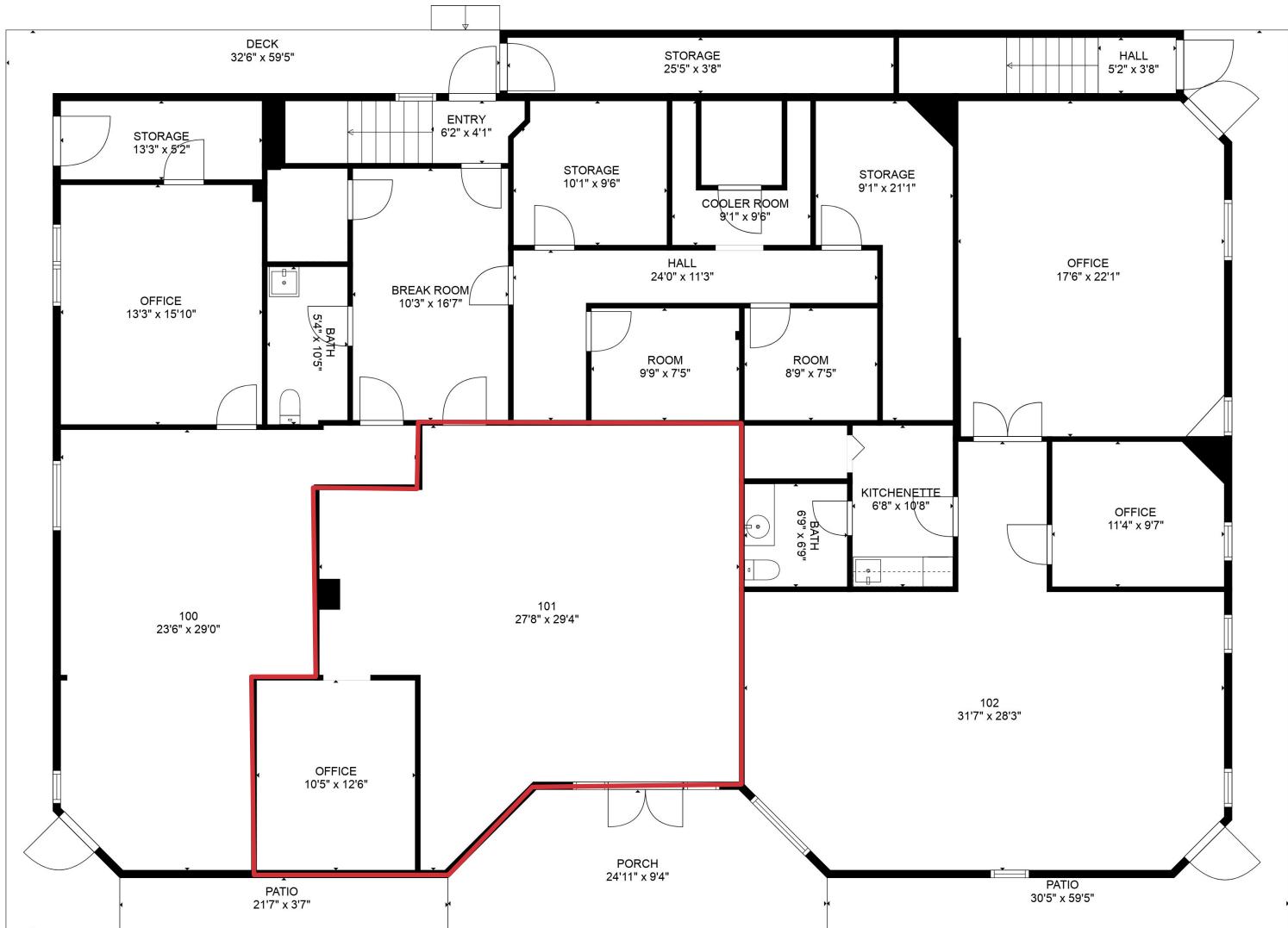
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243 SW Scalehouse Lp
Suite 3A
Bend, OR 97703
NAICascade.com

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Suite 101



724 SF | \$1,086/Month Gross

- First floor space in downtown Sisters
- Building double doors enter into retail suite
- Open layout with reception/check-out and semi-private office
- Blade signage and window signage for maximum visibility
- LVP and slate tile throughout
- Ideal layout for small retailer
- Excellent foot traffic and daily traffic counts one block off Cascade Ave/Hwy 20
- Shared restroom and break room
- Available now

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Suite 101



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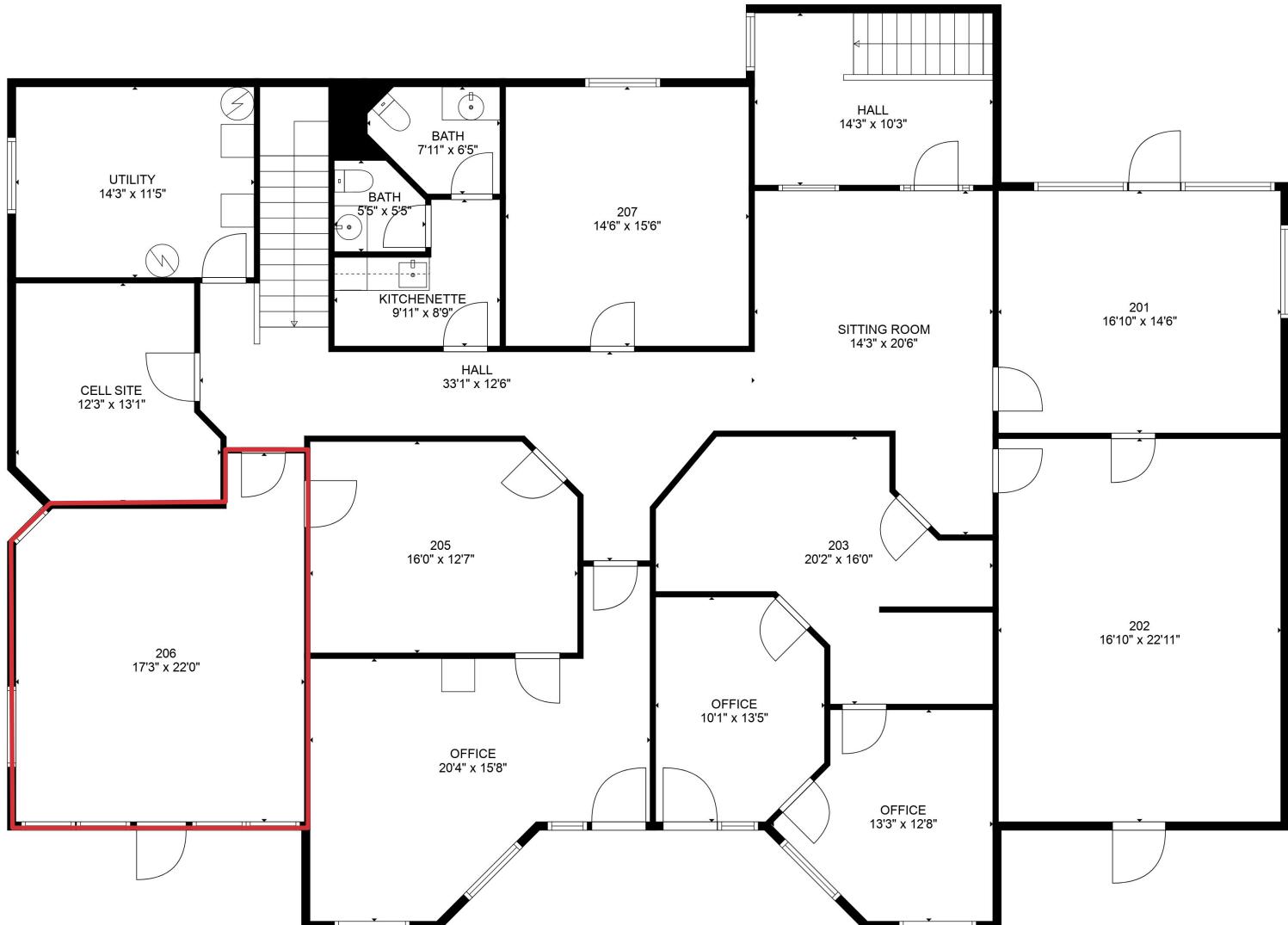
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Suite 206



380 SF | \$500/Month Gross

- Second floor space in downtown Sisters
- Generous second floor lobby and hallway
- Shared kitchenette has sink, microwave, cabinets and small bar-fridge
- Two exterior dedicated entrances to the second floor
- Plenty of natural light
- Open office layout
- Exterior private patio overlooking Elm Street
- Ideally suited for small professional services
- Available 02/01/2026

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