

# Restaurant OPPORTUNITY

ASSET SALE  
**\$180,000**



**FF&E PACKAGE**

**HIGH-END RESTAURANT FF&E FOR SALE**  
1462 NE Cushing Drive, Suite 140, Bend, OR 97701

**COMPASS**  
COMMERCIAL

REAL  
ESTATE  
SERVICES



# OPPORTUNITY DETAILS

## SALE DETAILS

Type of Assets	Restaurant
Business Address	1462 NE Cushing Drive, Suite 140, Bend, OR 97701
Lease Information	Suite 140 at East End is 1,754 SF and available for lease at \$42/SF/Yr. NNN
Confidentiality	Public Listing. Contact listing brokers for a showing.
Showing Instructions	Broker must be present at all showings. Please do not approach the business, its employees or vendors without an appointment. All meetings and Seller communication to be arranged by listing brokers.
Terms	Cash/Financing
Sale Includes	All Furniture, Fixtures and Equipment listed on the following page
Total Sale Price	<b>\$180,000</b>

## OFFERING SUMMARY

### Includes the free and clear transfer of the following:

- Furniture and equipment
- Facility lease
- Goodwill & future potential
- Contracts in place
- Signs & promotional materials
- Covenant not to compete
- Phone and fax numbers
- Educated and experienced staff
- Supplies and consumables
- Inventory valued at seller cost



# Furniture, Fixtures and Equipment

Small IDW Counter Fridge

Display Single Door True Fridge

Tall Merchandise Display Cabinet

2 Small Merchandise Display Cabinets

POS System

Beer Glass Cooler/Fridge

To-Go Kitchen Rack

2 To-Go Heat Lamps

96" Fridge Prep Table with Drawers

Safe

Landline Phone

Fryer (Pico)

1 Fry Freezer

Broiler (Well)

Oven/Stove (Vulcan)

3 Steam Wells

2 Stainless Steel Tables

12 Misc. Pots and Pans

Serving Prep Rack

Infrared Serving Heat Bar

3 Hand Sinks

1 Large Kitchen Sink

1 3-Door Freezer

1 8-ft Prep Table

1 Cuisinart Food Processor

1 Robot Coupe Processor

1 Juicer

1 Dicer

1 Drain Rack

2 Dish Racks

7 Dish Tubs

5 Large Trash Cans

6 Small Trash Cans

3 TVs

2 LED Beer Lights

1 10-Tap Beer Tower with 1 Glycol Beer System

2 Rolling Carts

Large Dish Sink

2 6-Seat High Wood Tables with Stools

9 Wood Bar Stools

12 4-Seat Wood Tables with Chairs

2 Barrel Tables with Stools

1 Dishwasher Booster Heater

2 Kids' High Chairs

1 Instant Water Heater

1 Mop Bucket

2 Large Storage Racks

1 Ice Machine





# PHOTOS







# DISCLAIMER

**DISCLAIMER:** This marketing package has been prepared by Compass Commercial Real Estate Services (Compass Commercial) in full cooperation with the Seller of the Business and Property solely for the purposes of providing preliminary information to prospective purchasers. It is not intended as the sole source of property and operational data and should not be relied on in place of appropriate due diligence activities. Neither Compass Commercial, nor its agents can guarantee accuracy and no liability is assumed for financial, operational, physical, or other information provided herein including, but not limited to, errors and omissions, transmittal of inaccuracies, prior sale, price adjustments, or removal from marketplace without notice. Any indicated value of this investment is based upon assumptions, projections and estimates, which are variable by nature and subject to changing economic conditions. The value of this investment to you will also depend on tax and other factors, which should be evaluated by your tax and legal experts or advisors. It is your responsibility to independently confirm information received about the property to your satisfaction and you are urged to seek advice from your own attorney, CPA, design consultant, franchise representative, and/or other qualified professionals in your investigation of this opportunity.

**DISCLOSURE:** Compass Commercial reserves the right to accept referral fees, finder's fees and supplementary payments from lenders, real estate brokers, appraisers and other professional services to which we refer clients. We suggest that when you contact a professional service referred to by Compass Commercial, you ask if this referral fee will affect the final cost that you will pay.

**EXCLUSIVE:** The assets represented herein are exclusively listed for sale by Compass Commercial Real Estate Services. All negotiations for the purchase shall be conducted through Compass Commercial Real Estate Services.





# CONDITION OF SALE

The assets inside 1462 NE Cushing Drive, Suite 140, Bend, OR 97701 are being offered for sale.

Detailed due diligence information can be requested from the listing team. In order to view confidential information, all parties will be required to execute a Confidentiality Agreement.

All property tours must be scheduled in advance through the Compass Commercial listing team.

# OFFERING TERMS

Please submit offers via email to the listing team.

Interested parties must submit a written Letter of Intent (“LOI”) or a Purchase & Sales Agreement (“PSA”) outlining the terms and conditions under which they propose to purchase the Property. Such terms must include the following:

- Purchase price
- Company background and financial capability
- Source of capital (Equity/Debt)
- Amount and form of earnest money deposit(s)
- Required contingency periods (inspection, financing, etc.), including any extension(s)
- Closing timeline



# Restaurant OPPORTUNITY

**EXCLUSIVELY LISTED BY:**

**COMPASS**   
COMMERCIAL 



**Russell Huntamer, CCIM**

Partner, Principal Broker  
Cell 541.419.2634  
[rh@compasscommercial.com](mailto:rh@compasscommercial.com)



**Eli Harrison**

Broker  
Cell 541.977.2890  
[eharrison@compasscommercial.com](mailto:eharrison@compasscommercial.com)

