

FOR SALE

115 NW Oregon Ave. Bend, OR.



O'Kane Building

Offering Summary

Sale Price: \$9,780,000

Year Built: 1916

Cap Rate: 5.11%

Zoning: Central Business District (CBD)

Building Size: 24,473

Tax Lots: 1712302ACo6200



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Coldwell Banker Commercial
486 SW Bluff Dr Bend OR



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Property Details

- Lot Size: .32 AC (13,939 SF.)
- Office Space: Small office suites upstairs
- Parking: Street, public parking garage
- Features: Beautiful historic architecture



Property Description

The Iconic O'Kane Building in Downtown Bend represents an excellent investment opportunity. The two story historic building features several retailers, and restaurants on the first floor and small office tenants on the second floor. The property has been well maintained and professionally managed for the current owner. Based on current income, the property is being offered at a 5.11% Cap Rate. Additional income and expense information is available upon signing a Non-Disclosure agreement.



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First Floor



The first floor of O'Kane Building features several established retail, service and restaurant tenants including Red Chair Gallery, Smith Rock Records, Vector Volcano Arcade, L&K Barber Shop, and Bamboo Sushi (not yet open).



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Demographic Summary

(1 Mile radius of Subject Property)

Household Numbers



4,415 Households



Single Detached: 75%

Single Attached: 5.5%

Employment Numbers



Employed - 68.3%

Unemployed - 2.4%



Household Income Numbers



<\$15,000: 6.6%

\$50,000 - \$74,999: 13.7%

\$75,000 - \$99,999: 12.3%

\$100,000 - \$124,999: 11.9%

Education Numbers



Some College, No Degree: 20.6%

Bachelor's Degree: 33.4%

Master's Degree: 16.2%

Population Numbers

Total: 9,303

Never Married: 33.4%

Married: 48.6%

Percent's by Age

25 - 34: 18.6%

35 - 44: 16.4%

45 - 54: 14.4%



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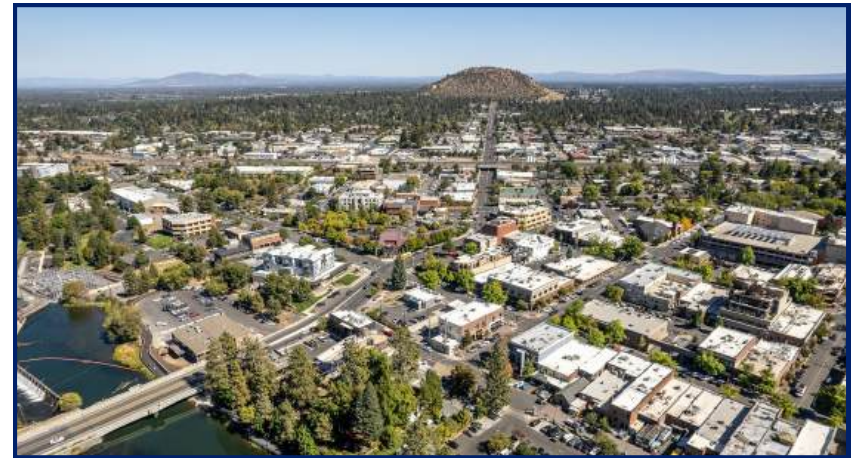
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Bend, Oregon

Bend, Oregon, is a picturesque city located in Central Oregon, nestled along the eastern edge of the Cascade Range. Known for its stunning natural beauty, Bend is surrounded by snow-capped mountains, high desert landscapes, and lush forests, making it a haven for outdoor enthusiasts. The city offers year-round recreational activities such as hiking, mountain biking, skiing, snowboarding, kayaking, and fly-fishing, particularly along the Deschutes River which flows through the heart of town.



Bend has a vibrant and growing community with a blend of small-town charm and modern amenities. Its historic downtown features a mix of boutique shops, art galleries, craft breweries, and farm-to-table restaurants. The city is also recognized for its strong craft beer culture, with one of the highest numbers of breweries per capita in the U.S. Additionally, Bend has become a hub for remote workers, entrepreneurs, and tech startups, drawn by its quality of life and scenic surroundings.



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