

3075 n business 97 bend or

3075 N Business 97, Bend, OR: A Comprehensive Overview

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Introduction:

This comprehensive analysis delves into the significance of the property located at 3075 N Business 97, Bend, OR, examining its impact on the local economy, real estate market, and overall development trends in Central Oregon. We will explore the property's characteristics, its historical context, current market position, and potential future implications. Understanding 3075 N Business 97 provides critical insights into the broader narrative of Bend's dynamic growth and evolving commercial landscape.

Property Overview and Context:

3075 N Business 97, Bend, OR, sits strategically along a major thoroughfare, providing excellent visibility and accessibility. The precise nature of the property – whether it's a single building, a complex, or part of a larger development – needs further clarification through official records and site visits. However, its location within the Business 97 corridor positions it as a valuable asset. This area is known for its mix of industrial, commercial, and retail spaces, attracting businesses that benefit from strong transportation links and proximity to Bend's expanding population. The surrounding area likely includes other businesses, creating a synergistic environment for potential tenants or occupants. Analyzing the zoning regulations for 3075 N Business 97 is crucial to understanding its permitted uses and development potential.

Market Analysis and Valuation:

To accurately assess the value of 3075 N Business 97, a detailed market analysis is necessary. This would involve examining comparable properties

(comps) in the immediate vicinity, considering factors like size, age, condition, and lease terms. Analyzing recent sales data within the Bend commercial real estate market would offer insight into current valuation trends. The overall health of the Bend economy, including factors such as employment rates, population growth, and tourism, directly influences the value of commercial properties like 3075 N Business 97. Rising property values in Bend reflect the city's popularity and economic vibrancy, potentially driving upward pressure on the value of this specific property.

Development Potential and Future Implications:

The future of 3075 N Business 97, Bend, OR, is intrinsically linked to the broader development plans for the Business 97 corridor and Bend as a whole. Analyzing any existing master plans or zoning regulations for this area will reveal potential expansion opportunities. The property's size and configuration could influence its future use. Could it be redeveloped for a different purpose? Could it accommodate an expansion of existing businesses? Understanding these possibilities requires a deep dive into city planning documents and discussions with relevant stakeholders. Any planned infrastructural improvements in the area, such as road expansions or utility upgrades, will also affect the property's value and attractiveness to potential buyers or tenants.

Investment Opportunities and Risks:

Investing in 3075 N Business 97 presents both opportunities and risks. The potential for capital appreciation in Bend's rapidly growing real estate market is a significant draw. However, investors must carefully assess market fluctuations, potential economic downturns, and any inherent risks associated with the specific property. Thorough due diligence is essential, including a comprehensive property inspection, review of financial records, and legal assessment of title and zoning. Considering factors like vacancy rates, lease terms, and potential tenant turnover is also crucial for gauging the property's long-term profitability. The competitive landscape of commercial real estate in Bend should also be considered.

Environmental Considerations and Sustainability:

In today's increasingly environmentally conscious world, the sustainability features of 3075 N Business 97, Bend, OR, are a critical factor. An assessment of its energy efficiency, water usage, and waste management practices will influence its appeal to environmentally responsible businesses and investors. The property's proximity to public transportation and its potential for incorporating green building technologies should also be considered. Alignment with Bend's overall sustainability goals will add to its desirability.

Conclusion:

3075 N Business 97, Bend, OR, represents a significant piece of Bend's commercial real estate puzzle. Its value and future are inextricably linked to the broader economic and developmental trends within Central Oregon. A thorough understanding of the property's characteristics, market conditions, and potential for future development provides crucial insights for investors, developers, and anyone interested in the evolving landscape of Bend's commercial sector. Further investigation into specific property details is

encouraged for a more precise assessment.

FAQs:

1. What is the current occupancy rate of 3075 N Business 97? This information requires access to property records and is not publicly available in this overview.
2. What type of businesses are currently located at 3075 N Business 97? Detailed information on current tenants is typically considered private and not publicly released.
3. What is the assessed value of the property? This data is available through the Deschutes County Assessor's office.
4. Are there any environmental concerns associated with the property? A Phase I Environmental Site Assessment would be needed to determine this.
5. What are the zoning regulations for 3075 N Business 97? This information is available through the Bend Planning Department.
6. What are the transportation options near 3075 N Business 97? The location provides easy access to Highway 97 and is within proximity to public transportation routes.
7. What is the average rent for similar properties in the area? This information can be obtained through market analysis reports from local real estate firms.
8. What are the potential risks associated with investing in this property? Risks include market fluctuations, economic downturns, and potential lease challenges.
9. What is the history of the property at 3075 N Business 97? Researching Deschutes County property records will provide information on ownership changes and past uses.

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