

# 209, 211 & 213 W STEUBEN ST



*3 Retail Storefront Buildings for Sale*

W. STEUBEN	Total SF	Main Level SF	Basement SF
W. STEUBEN 209	±2,672	±2,062	±609
W. STEUBEN 211	±5,438	±3,038	±2,400 (9' ceilings)
W. STEUBEN 213	±3,771	±3,750	±31 (storage)

## BUILDING FEATURES

11,880 SF total building size

9,148 SF total land size

Built in 1923, renovated in 1992

\$7,156 annual taxes

Class C buildings

Zoned C District

Buildings to be sold as-is

**Please do not disturb tenants**

**\$1,250,000**

SALE PRICE

**11,880 SF**

TOTAL BUILDING SIZE

**9,148 SF**

TOTAL LAND SIZE

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## 209 W STEUBEN ST

### DOCTOR ROSCOE'S HOLISTIC BICYCLE REPAIR

This bike shop operations at the front of the building (1,031 SF) with a vacant unit behind (1,031 SF). Main floor is 2,062 SF and the dry basement is 609 SF. Both units are separately metered.

## 211 & 213 W STEUBEN ST

### ANTIQUES AND ODDITIES (2 BUILDINGS)

This antique importer has operated at this 9,209 SF location continuously for 32 years. Taking advantage of the high trafficked central business location in the heart of the Columbia Gorge and showcasing an abundance of goods in the storefront windows that line the street added to its success. Each building has 2 access points, the north side facing Highway 14 and the south side facing the river. Abundant parking out front and in the rear. Both buildings are fully conditioned and have bow truss ceilings underneath the drop ceilings. Zoning allows for residential and commercial uses.



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# 209 W STEUBEN ST

Free-standing 2,672 SF building

2,062 SF on main level

609 SF basement

Huge storefront windows

Signage opportunity

Metal clad building with flat roof

Has back door entrance on Deport St

Both units are separately metered



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# 211 W STEUBEN ST

Middle of the three buildings

3,038 SF ground floor

2,400 SF basement

Huge storefront windows

Signage opportunity

Open floor plan

Basement access has 11' wide double door access



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## 213 W STEUBEN ST

3,750 SF building

Classic brick and wood storefronts with 2 entrances

Open floor plan

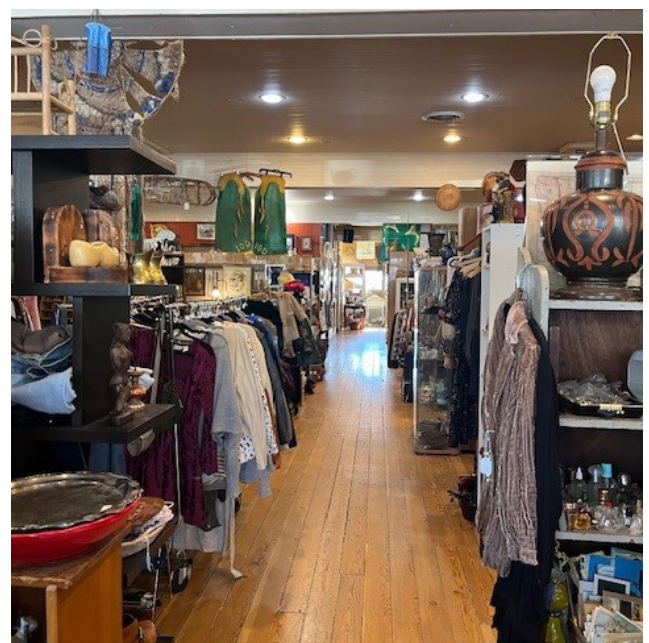
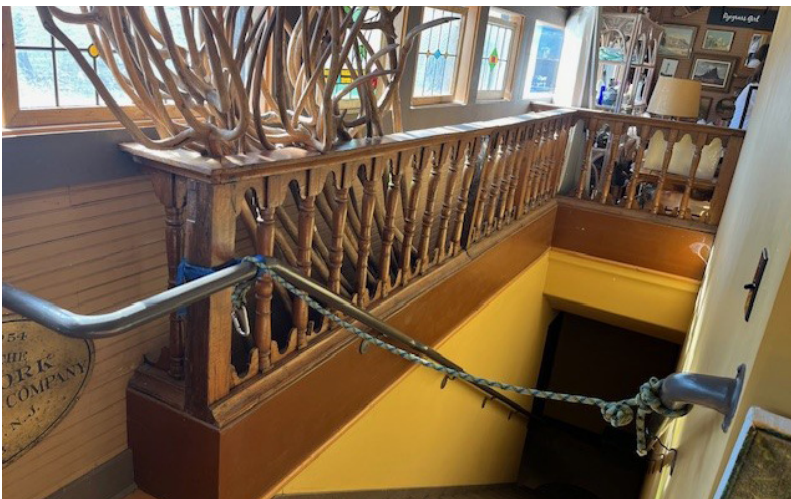
Recessed lighting

2 ADA restrooms and kitchenette

Wide plank Douglas Fir floors

Storage space in basement

Formerly a bakery/cafe



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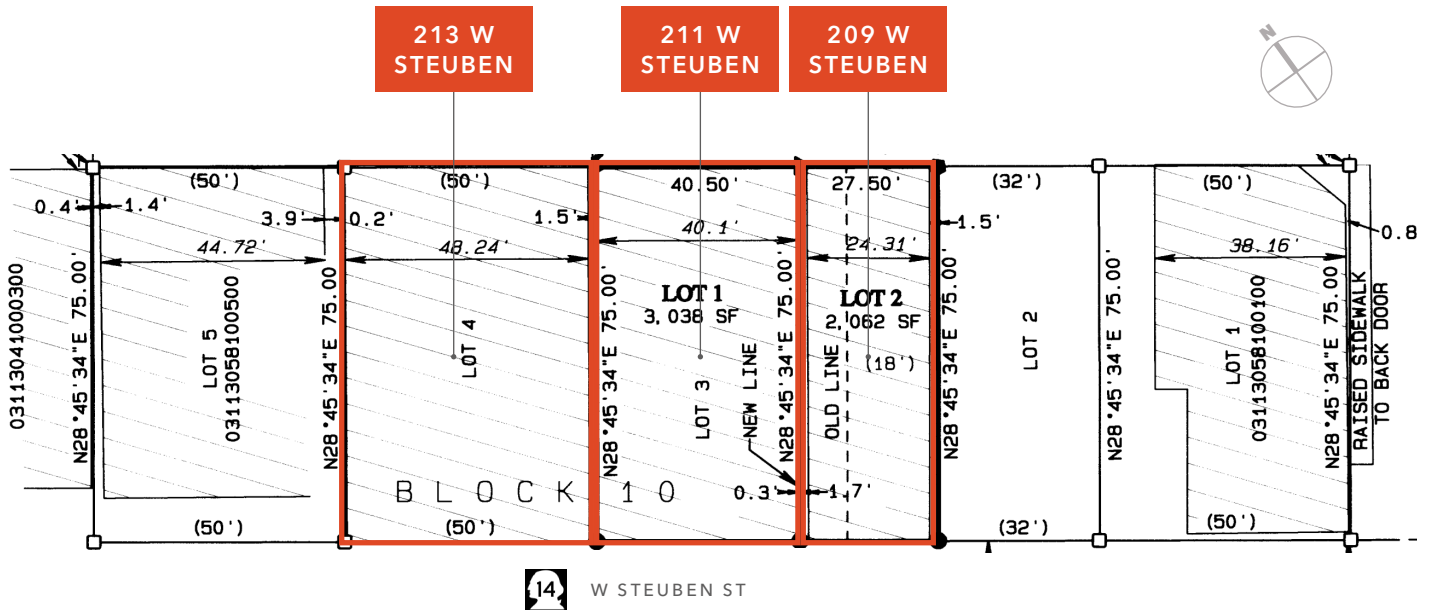
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# PLAT MAP



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## LOCATION OVERVIEW

*Bingen, Washington, located near Hood River in the Columbia River Gorge, shares many of the desirable qualities of its neighboring town. Here are some reasons why Bingen may be considered a desirable place to live and work:*

### SCENIC LOCATION

Like Hood River, Bingen is situated in the picturesque Columbia River Gorge, offering stunning views of the river, surrounding mountains, and lush forests. The natural beauty of the area provides ample opportunities for outdoor recreation and a high quality of life.

### OUTDOOR RECREATION

Bingen residents have easy access to a variety of outdoor recreational activities, including hiking, mountain biking, windsurfing, kite boarding, fishing, and skiing on nearby Mount Hood. The Columbia River Gorge is renowned for its excellent wind conditions, making it a popular destination for wind sports enthusiasts.

### SMALL-TOWN CHARM

Bingen offers a small-town atmosphere with a close-knit community and a strong sense of local pride. Residents often participate in community events and support local businesses, fostering a sense of belonging and community spirit.

### PROXIMITY TO HOOD RIVER

Bingen's proximity to Hood River provides residents with access to additional amenities, including restaurants, shops, cultural attractions, and healthcare facilities. The two towns are connected by the Hood River Bridge, making it easy for residents to travel between them.

### ECONOMIC OPPORTUNITIES

While smaller than Hood River, Bingen still offers economic opportunities in various industries, including outdoor recreation, tourism, agriculture, and technology. The area is home to several businesses and employers, providing job opportunities for residents.

### AFFORDABILITY

Compared to larger urban areas, Bingen may offer a more affordable cost of living, including housing costs. This affordability, combined with the area's natural beauty and recreational opportunities, can make it an attractive option for individuals and families looking to relocate.



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# FINANCIALS

## CURRENT ANNUAL INCOME

DR ROSCOE'S	\$7,920 (\$660 per month, gross)
ANTIQUES AND ODDITIES	\$48,000 (\$4,000 per month, gross)
TOTAL INCOME	\$48,764

## CURRENT ANNUAL EXPENSES

TAXES	\$7,156
INSURANCE	\$9,000
MAINTENANCE	\$2,400
TOTAL EXPENSES	\$18,556
NOI	\$30,208

## PROJECTED ANNUAL GROSS INCOME

\$15 SF NNN for main, \$7.50 SF NNN for basement/storage

SUITE 209	\$35,497
SUITE 211	\$63,570
SUITE 213	\$56,407
GROSS ANNUAL INCOME	\$155,474
REIMBURSED EXPENSES	\$18,556
TOTAL GROSS INCOME	\$174,030
LOAN EXPENSE (50% LTV)	(\$72,102)
NET OPERATING INCOME	\$101,928



*Each lease expires 12/31/2024*

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