



FOR SALE



201 W HISTORIC COLUMBIA RIVER HWY

Investment / Owner-User Opportunity

Prime Retail Property

± 16,865 SF | 1.05 Acres | \$2,395,000

201 W Historic Columbia River Hwy, Troutdale, OR 97060

Located at the gateway to the Columbia River Gorge, 201 W Historic Columbia River Hwy is a 16,865 SF single-tenant retail building on a 1.05-acre parcel with nearly 300 feet of street frontage. Built in 1941 and remodeled in 2008, the property features MU-1 mixed-use zoning, 2.3 parking spaces per 1,000 SF, and sits minutes from I-84 - approximately 12 miles east of Portland. With strong regional traffic, millions of annual tourists, and proximity to major employment centers, this versatile asset offers compelling long-term upside for investors, retailers, and owner-users alike.

JIM WIERSON II

Vice President | Licensed in OR and WA

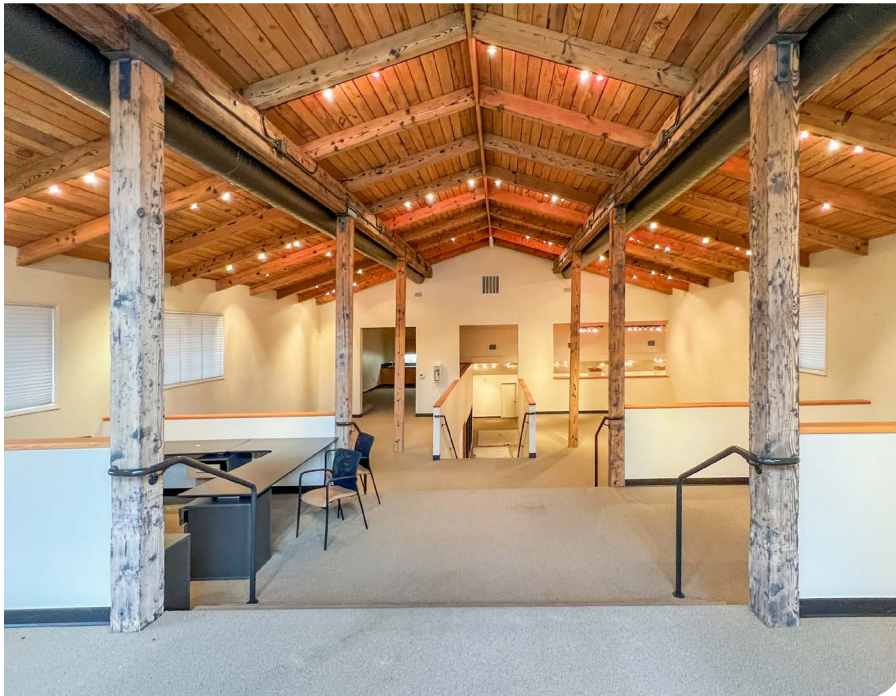
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PROPERTY SUMMARY

FOR SALE



PROPERTY DETAILS

Address	201 W Historic Columbia River Hwy Troutdale, OR 97060
Building Size	± 16,865 SF
Lot Area	1.05 Acres
Use Type	Retail
Year Built	1941
Renovation	2008
Parking Ratio	2.3 Spaces / 1,000 SF
Zoning	ESFR MU-1 (Mixed Use)
Street Frontage	200+ Feet
Availability	TBD
Asking Price	\$2,395,000

Nearby Highlights

- Ye Olde Pub
- Bandit's Bar & Grill
- Ristorante Di Pompello
- Rivertrails Cafe & Espresso
- Good Coffee
- WAYFINDER BEER
- The Highlands Carts
- Troutdale Station Food Carts
- Le Petit Café Troutdale
- Le Bistro Montage Ala Cart
- Hyderabad Hub @ Troutdale Station
- Sugarpine Drive-In
- ICandy
- Artistree NW
- Self Indulgence Antiques & Interiors
- Self Indulgence In Bloom
- Celebrate Me Home
- Rocky Mountain Chocolate Factory
- Columbia Gorge Outlets
- LOFT Outlet
- Eddie Bauer Outlet
- Goin' Gaming
- Plaid Pantry
- Sage Studio Salon
- Evergreen Property Management, Inc.
- West Columbia Gorge Chamber of Commerce

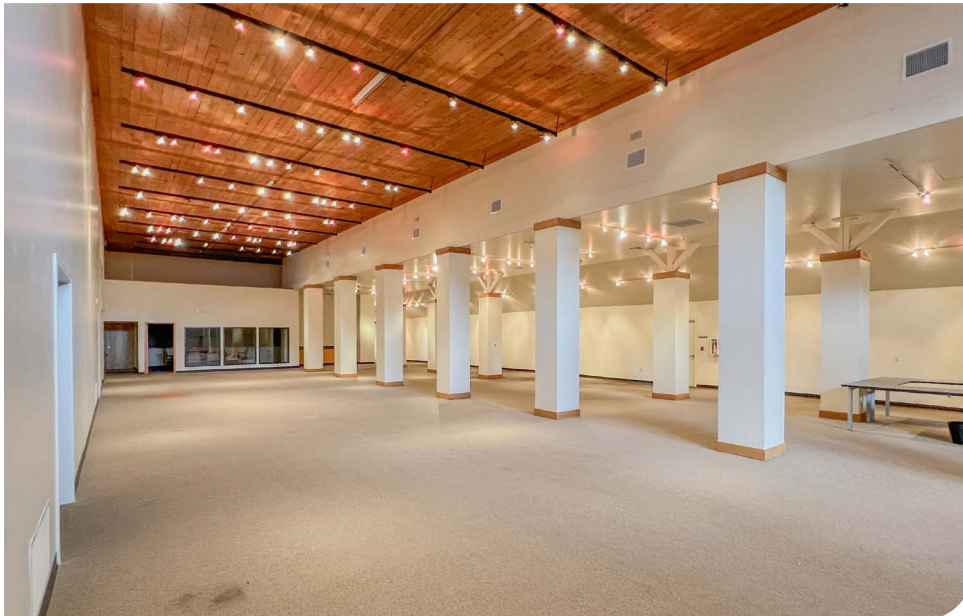
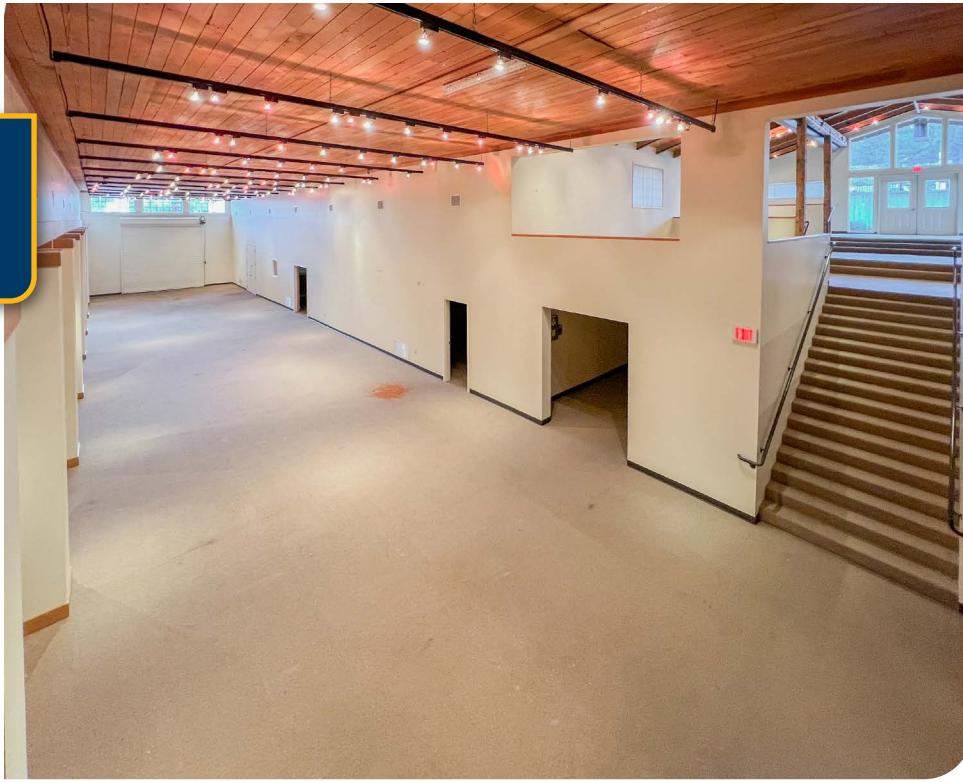


EXTERIOR PHOTOS





INTERIOR PHOTOS





LOCAL AERIAL MAP



PORTLAND - 24 MILES



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



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