

# FOR LEASE

107 Oak St, Hood River, OR



**COPPER  
WEST**  
REAL ESTATE  
COMMERCIAL



**Anne Medenbach, CCIM, Commercial Broker OR/WA**  
541-645-0646  
[annem@copperwest.com](mailto:annem@copperwest.com)

**CCIM**



Anne Medenbach, CCIM, Commercial Broker OR/WA  
541-645-0646 • annem@copperwest.com

## Overview

Building Size	9,868 sq feet
Zoning	C2
Lease Price	\$7,000/monthly + NNN
Lease term	1 -5 years preferred

**Available November 1st!**

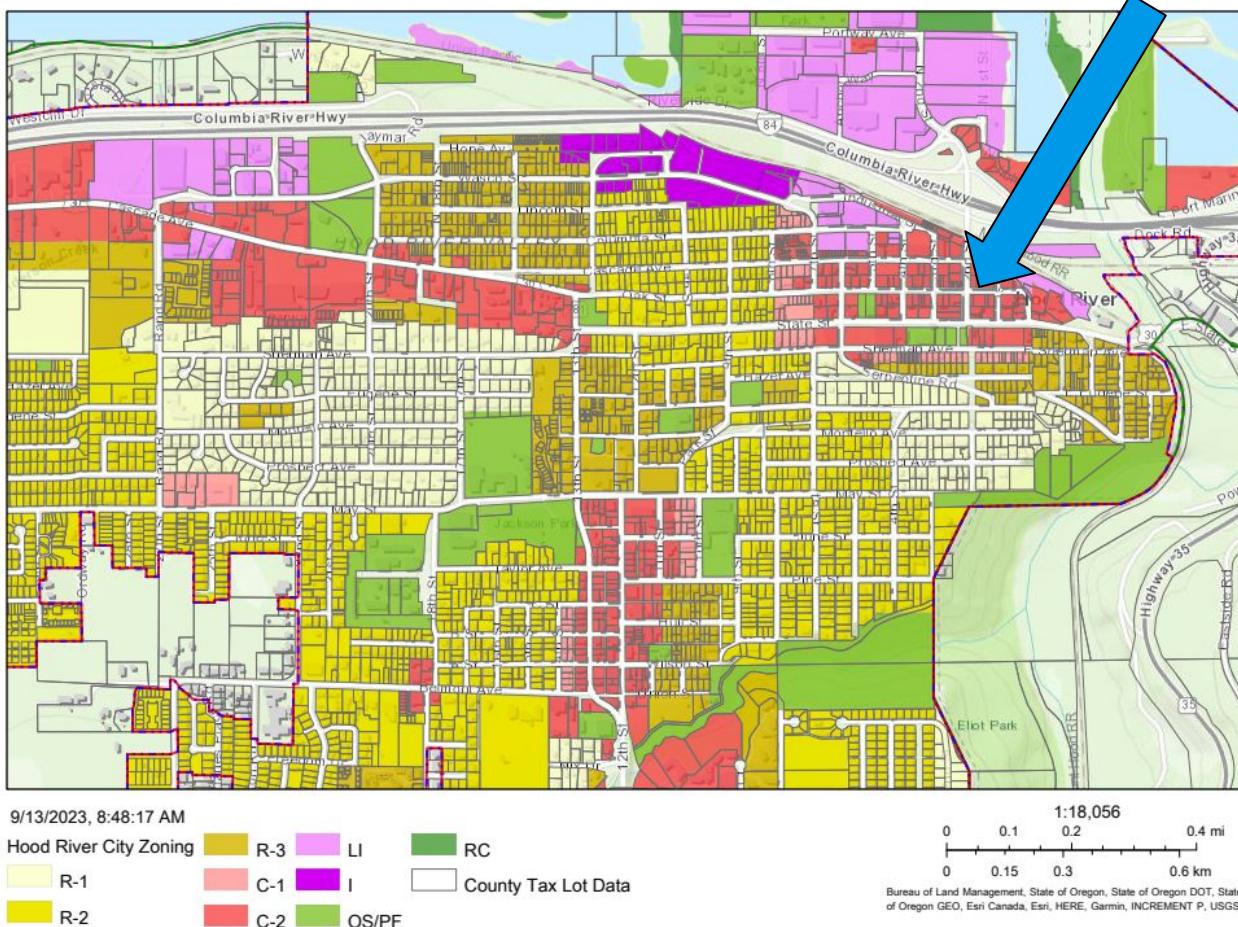
## TURN-KEY DOWNTOWN HR COMMERCIAL

- Move in ready for restaurant/bistro and 2 movie theaters
- Newly refurbished seating area
- Ready to go with full pizza kitchen & equipment included!
- Great access and visibility downtown Hood River.
- Glass accordion windows for open air dining.



Downtown Hood River, Theater and pizza restaurant available for lease! Turn key location ready to occupy, full pizza kitchen including all equipment, newly refurbished seating area and 2 theaters ready for your business.

## City of Hood River Zoning



Zoned C-2, the parcel is the most flexible zoning in the City.

### **Outright permitted uses include:**

- Rooming and boarding houses
- Home occupations
- Bed and breakfast
- Family day care
- Residential care facility
- Group residential, if less than 15 persons
- Transportation facilities
- Accessory dwelling units
- Residential use of existing detached single-family dwellings, manufactured homes, duplexes and triplexes
- Hosted homeshares
- Vacation home rentals

### **Subject to Site Plan Review:**

- Commercial uses
- Industrial uses incidental and essential to an on-site commercial use
- Change of use
- Parking lots of four (4) or more spaces, new or expanded, and or the equivalent of paving equal to four (4) or more parking spaces
- Multi-family dwellings for residential use, with a minimum density of 11 units/net acre.
- Group residential, if fifteen (15) or more persons
- Professional Office and Office Uses.

<https://hoodriver.municipal.codes/HRMC/17.03.050>



# Your Commercial Broker in The Gorge.



**Anne Medenbach**  
**CCIM, Commercial Broker OR/WA**  
**541-645-0646**  
**[annem@copperwest.com](mailto:annem@copperwest.com)**