

FOR SALE

PROPERTY SUMMARY

RARE HISTORIC DOWNTOWN MIXED-USE BUILDING

303-305 E HISTORIC COLUMBIA RIVER HWY

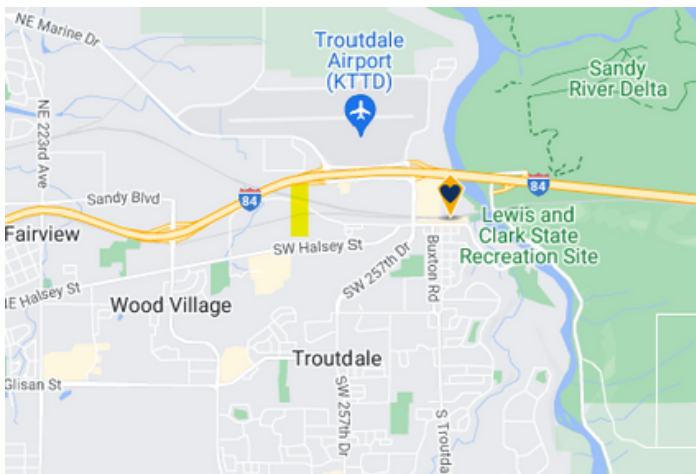
TROUTDALE, OR 97060



PROPERTY DESCRIPTION

Nestled in the heart of Troutdale's bustling historical downtown district, the retail property at 303 E Historic Columbia Highway offers a prime location for businesses looking to tap into the area's vibrant atmosphere. This charming property is surrounded by a diverse array of dining options, cozy coffee shops, and a variety of retail and office spaces, creating a dynamic environment perfect for foot traffic and customer engagement. Accessibility is a breeze, with the property being conveniently reachable from I-84 and other local thoroughfares, ensuring a steady flow of potential customers. Additionally, the availability of public parking adds to the convenience, making it an attractive spot for both shoppers and employees. This property is not just a space; it's an opportunity to be part of Troutdale's rich history and thriving community.

OFFERING SUMMARY



Sale Price:	\$849,000
Building Size:	2,752 SF
Main Level:	1,831 SF
Lower Level:	921 SF
Lot Size:	2,478 SF/0.057 AC
Parking:	On-Street & Public Lot
County:	Multnomah
Zoning:	CBD MU-1 Downtown Mixed Use
2023 Property Taxes:	\$1,681
Year Built	1998

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All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated.

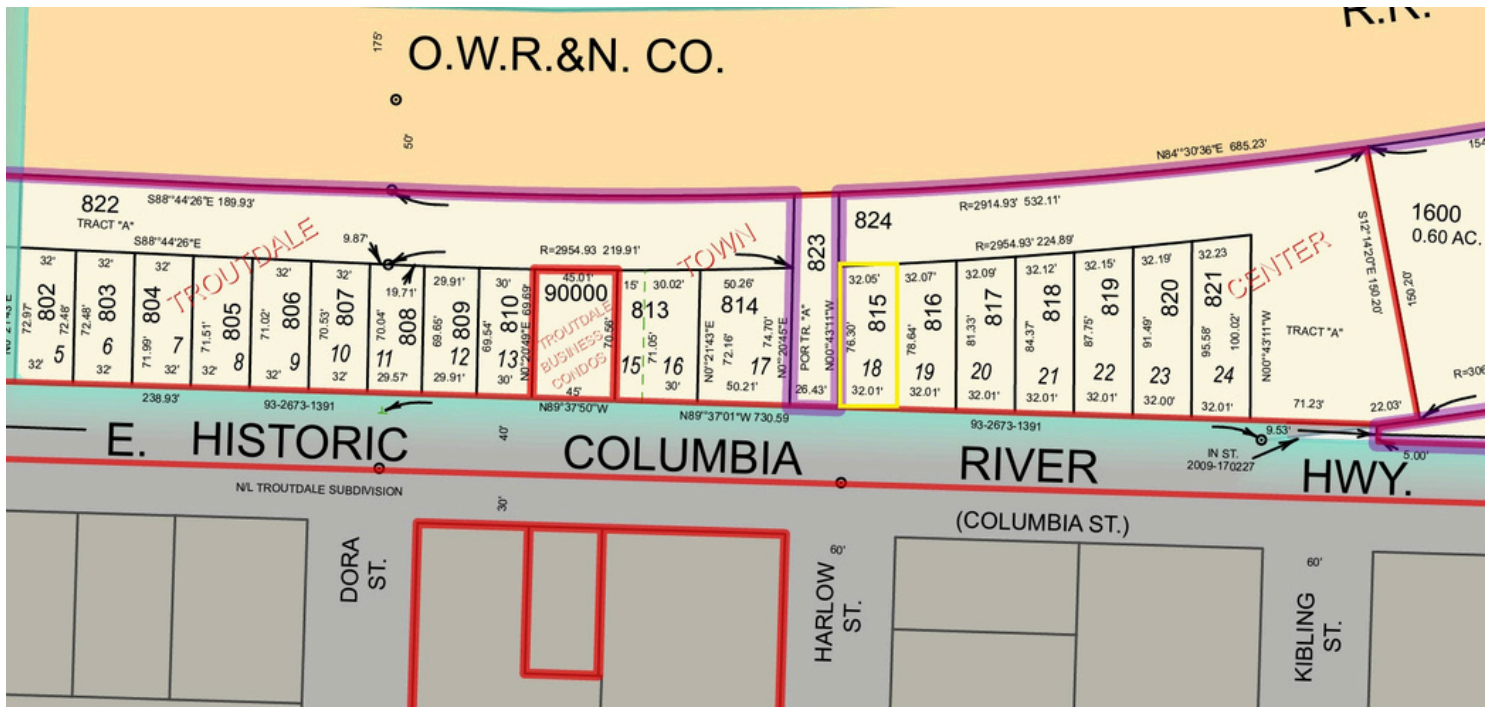
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AERIAL MAPS & PHOTOS

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PRO FORMA LEASE ANALYSIS

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Market Conditions >>

Vacancy Rates [?]

	Current	YOY Change
Subject Property	0.0%	↔ 0.0%
Submarket 2-4 Star	2.4%	↓ -1.2%
Market Overall	4.0%	↑ 0.2%

Market Asking Rent Per Area [?]

Subject Property	\$16.74/SF	↓ -1.5%
Submarket 2-4 Star	\$22.76/SF	↑ 1.5%
Market Overall	\$24.41/SF	↑ 0.1%

Submarket Leasing Activity [?]

12 Mo. Leased	39,115 SF	↓ -50.2%
Months on Market	17.1	↑ 6.9 mo

Submarket Sales Activity [?]

	Current	Prev Year
12 Mo. Sales Volume	\$9.31M	\$12.87M
Market Sale Price Per Area	\$232/SF	\$226/SF

MAIN LEVEL SF:	1,831 SF
MAIN LEVEL ANNUAL RATE/SF:	\$24.00
MAIN LEVEL ANNUAL INCOME:	\$43,934

LOWER LEVEL SF:	921 SF
LOWER LEVEL ANNUAL RATE/SF:	\$16.00
LOWER LEVEL ANNUA INCOME:	\$14,743

EST. TOTAL GROSS ANNUAL INCOME:	\$58,677
LESS: OPERATING EXPENSES (est. 10%)	(\$5,868)
NET OPERATING INCOME (NOI)	\$52,809

EST. CAP RATE (NOI/PRICE):	
(52,809/\$849,000)	6.22%

All data provided herein is only a proforma analysis based upon data provided by third party sources. This is not a guarantee of accuracy, rental rates or investment returns. All numbers and data subject to independent verification.

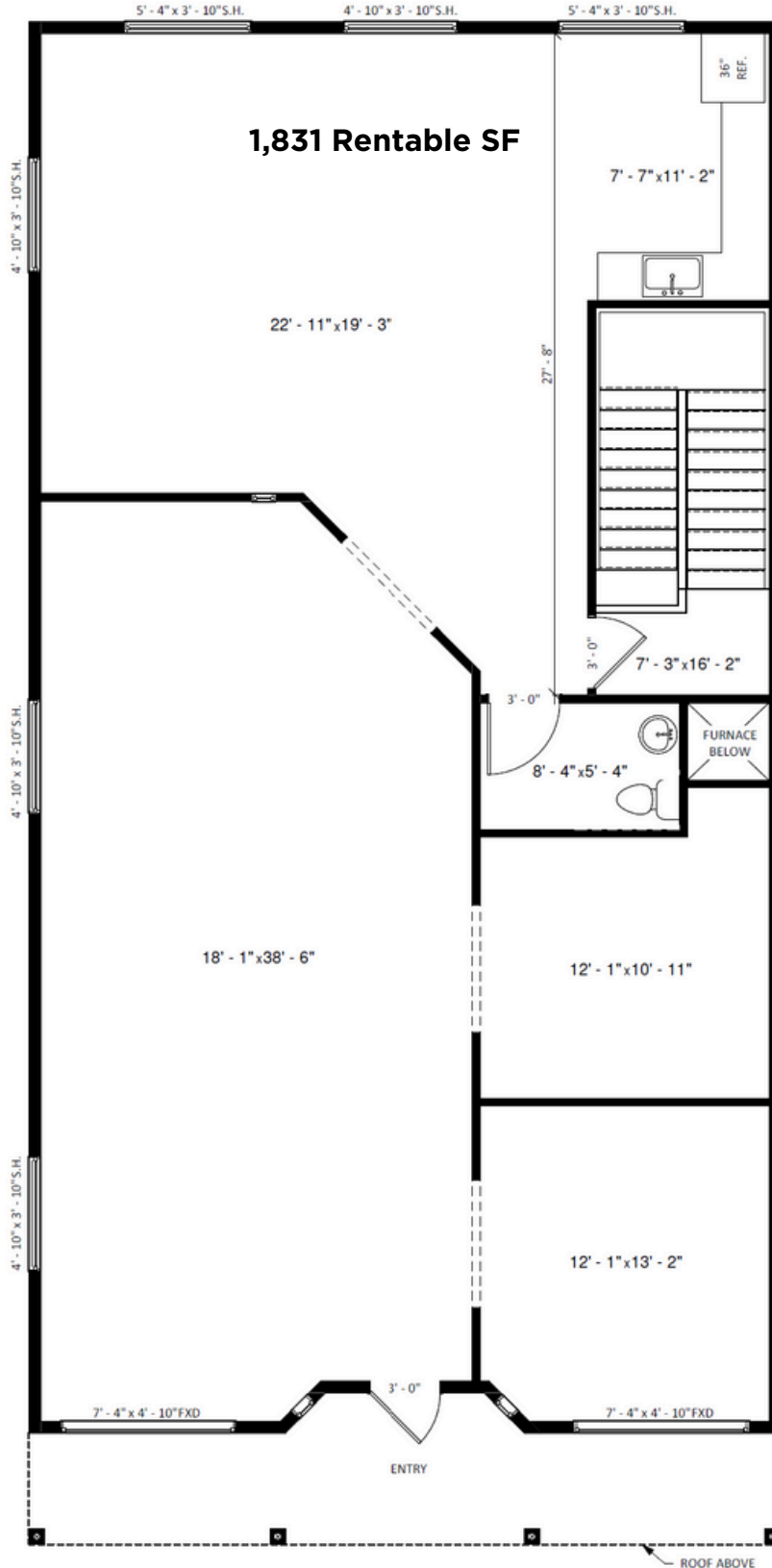
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UPPER LEVEL FLOOR PLAN

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LOWER LEVEL FLOOR PLAN

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