

FOR SALE

2145 - 2159 Columbia Blvd., St. Helens, OR 97051



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The Opportunity

Discover a fully leased investment opportunity at 2145-2159 Columbia Blvd in the heart of Saint Helens! This well-maintained property, set on a generous 21,641-square-foot lot, offers 4,800 square feet of retail space divided into four 1,200-square-foot units, making it ideal for multiple tenants. Located in the vibrant Houlton Business District, the property is surrounded by early 20th-century charm, enhancing the appeal of small retail shops, cafes, restaurants, and professional services.

Accessibility is a highlight of this property, with 23 dedicated off-street parking spaces and additional street parking. Positioned close to downtown amenities and the scenic Columbia River, this prime location draws both locals and tourists seeking a unique, small-town experience near Portland.

Perfect for owner-user or local investor, this fully leased property presents a solid income opportunity with potential for further value through strategic leasing. Don't miss your chance to own a piece of Saint Helens' historic business district.

Price: \$1,079,000

Call brokers to schedule a tour

Highlights



Total Building Size $\pm 4,800$ RSF



Four Retail Spaces Fully Lease



Single Story Building, built in 2004



Land Size $\pm 21,641$ SF / ± 0.50 AC



Multi-Tenant Building with Private Entrances



Owner/User Opportunity with In-Place Income



Ample Natural Light



Private Lot with 23 Surface Stalls and Street Parking



Security Systems



Easy Public Transportation Access & Located in Downtown St. Helens



Sale Price: \$1,079,000

Ownership Analysis

2145-2159 Columbia Blvd St Helens OR

| | |
|----------------|-------|
| Square Footage | 4,800 |
| Year Built | 2018 |

| | |
|-----------|---------|
| CPI | 3% |
| CAM Total | \$ 3.75 |

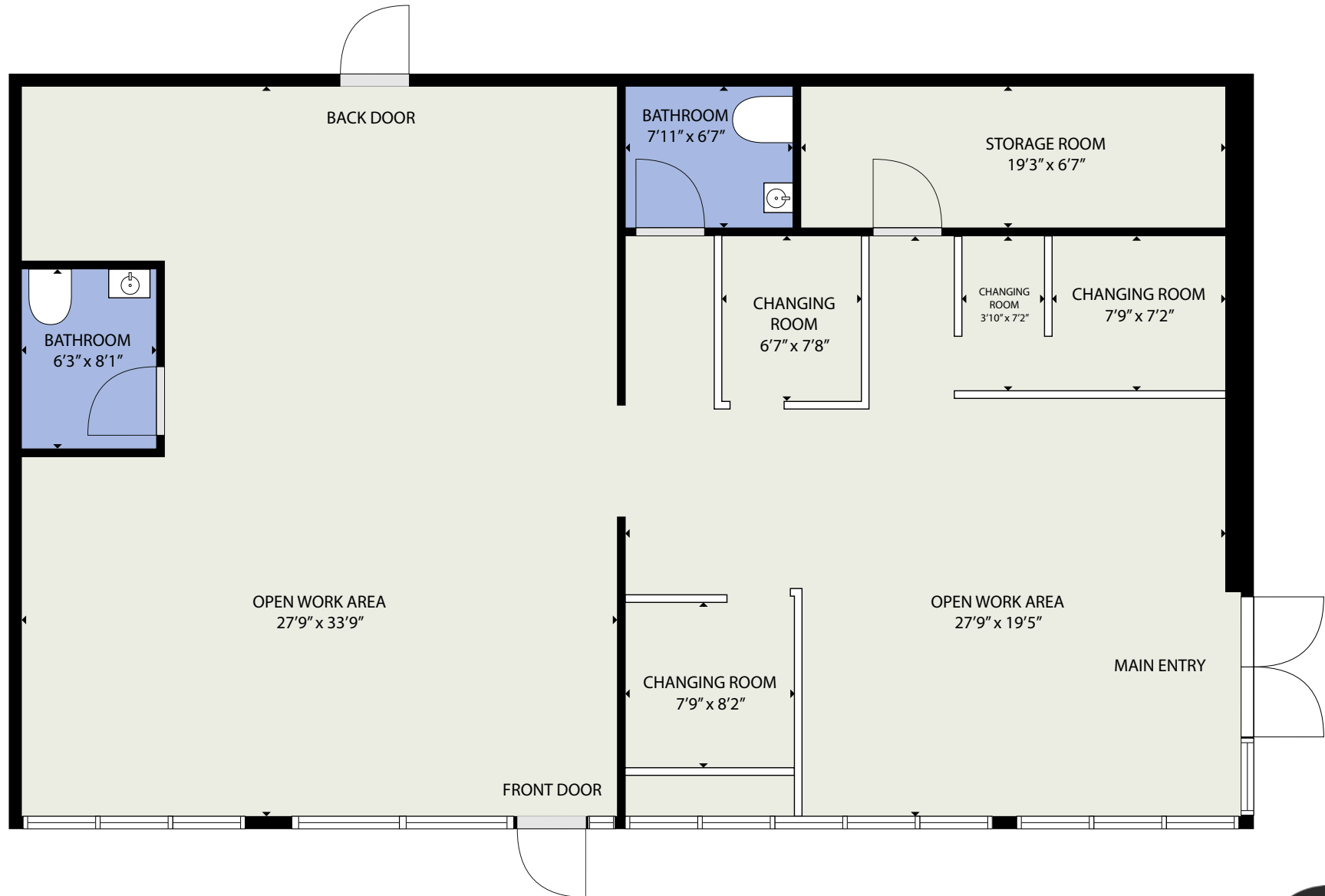
| | | PSF |
|----------------|--------------|-----------|
| Purchase Price | \$ 1,079,000 | \$ 224.79 |

| Net Effective Rent - Year 1 | | Per SF | | <i>Per Owner User's SF</i> |
|-----------------------------|--------------------|-------------------|--|----------------------------|
| Gross Income | \$ 70,718 | \$ 58.93 | | |
| Debt Service | \$ (89,459) | \$ (74.55) | | |
| Operating Expenses | \$ (18,007) | \$ (15.01) | | |
| Capital Reserves | \$ (960) | \$ (0.80) | | |
| Principal Paydown | \$ 17,151 | \$ 14.29 | | |
| Total Blended Cost | \$ (20,558) | \$ (17.13) | | |
| <i>Monthly</i> | <i>\$ (1,713)</i> | <i>\$ (1.43)</i> | | |

| Year 1- Owner User | | PSF | |
|---------------------|-----------|----------|--|
| NNN Equivalent Rate | \$ 16,056 | \$ 13.38 | |
| Operating Expenses | \$ 4,502 | \$ 3.75 | |

| Loan Terms | |
|---------------------|-----------------|
| Loan To Value | 60.00% |
| Interest Rate | 6.75% |
| Amortization Period | 25 Years |

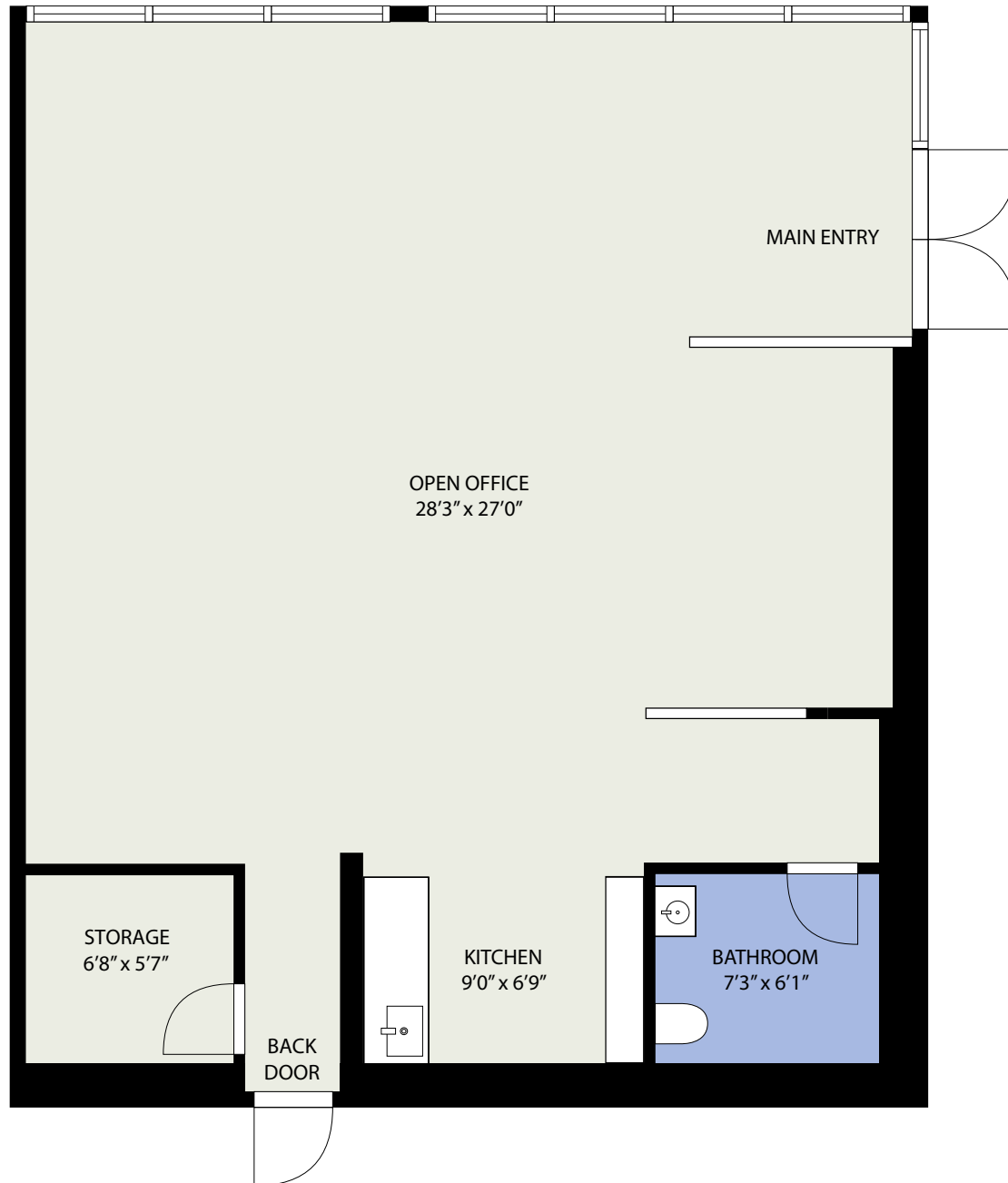
2145 & 2149 Columbia Blvd.
±2,400 RSF



Leased thru
February 28th, 2025



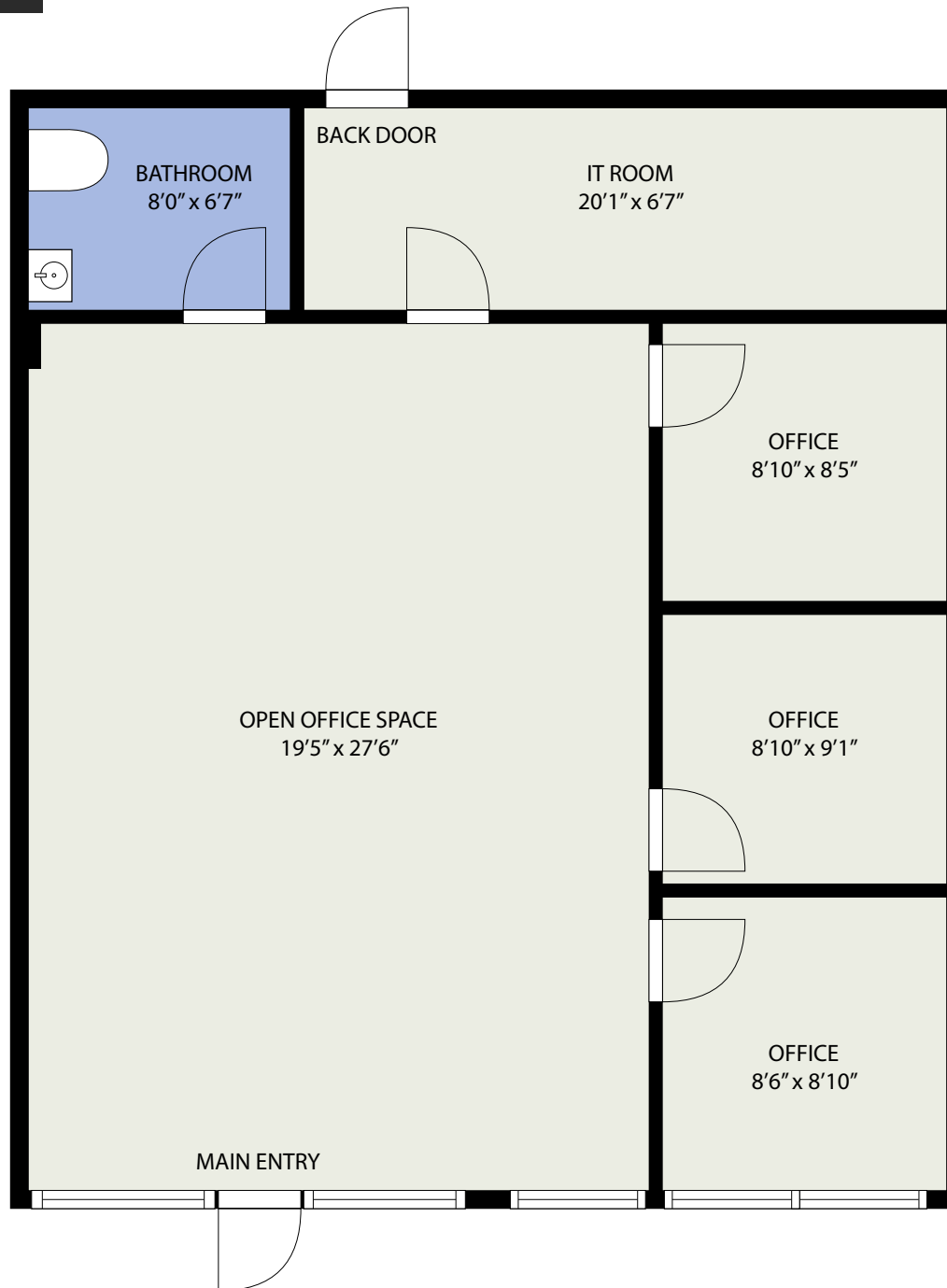
2155 Columbia Blvd.
±1,200 RSF



Leased thru
October 31st, 2029



2159 Columbia Blvd.
±1,200 RSF



Leased thru
April 30th, 2025



PRIME ST. HELENS LOCATION



**Downtown
St. Helens**

El Tapatio

**Miyako
Restaurant**

LIBRARY

**RESTAURANT
& LOUNGE**

**COLUMBIA COUNTY
OREGON**

**HALLOWEEN
TOWN**

PLYMOUTH PUB

**VICTORICO'S
Mexican Food**

RESTAURANT

RESTAURANT

RESTAURANT

**UNITED STATES
POSTAL SERVICE**

W



**ROUTE
30**

**Frogmore
Slough**

**Multnomah
Channel**



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