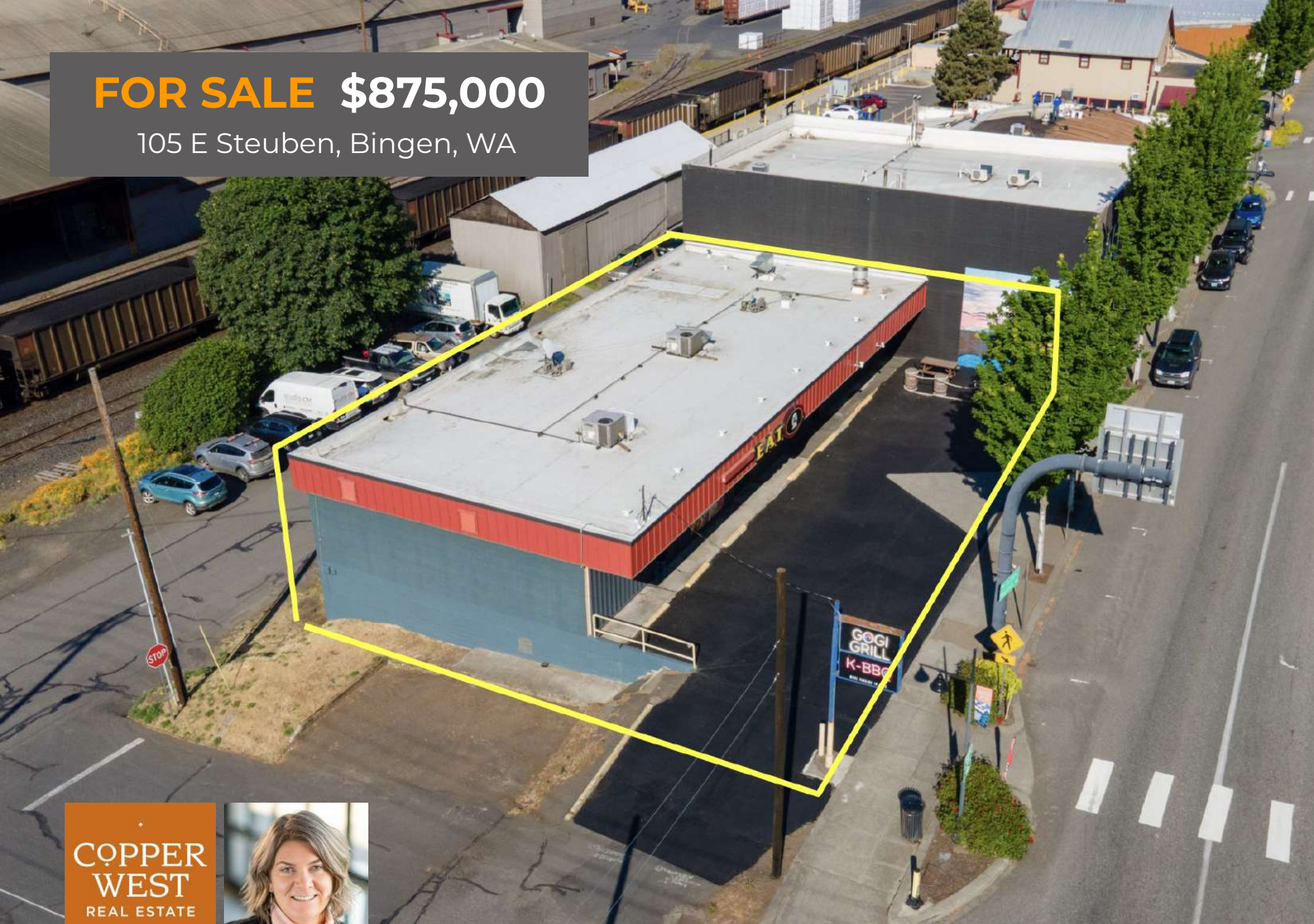


FOR SALE \$875,000

105 E Steuben, Bingen, WA



**COPPER
WEST**
REAL ESTATE

COMMERCIAL



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



- High-visibility corner commercial building in downtown Bingen along Hwy 14
- 4,000 sqft main-level commercial space / turn-key restaurant
- Approx. 3,500 sqft lower-level utility/flex space with 12-foot ceilings and garage/alley access
- Ample on-site & street parking
- Flexible commercial zoning
- Within ½ mile of 80 new residential units and 500ft from Amtrak station

Seller financing available

*Boundary lines are approximate

THE BUILDING

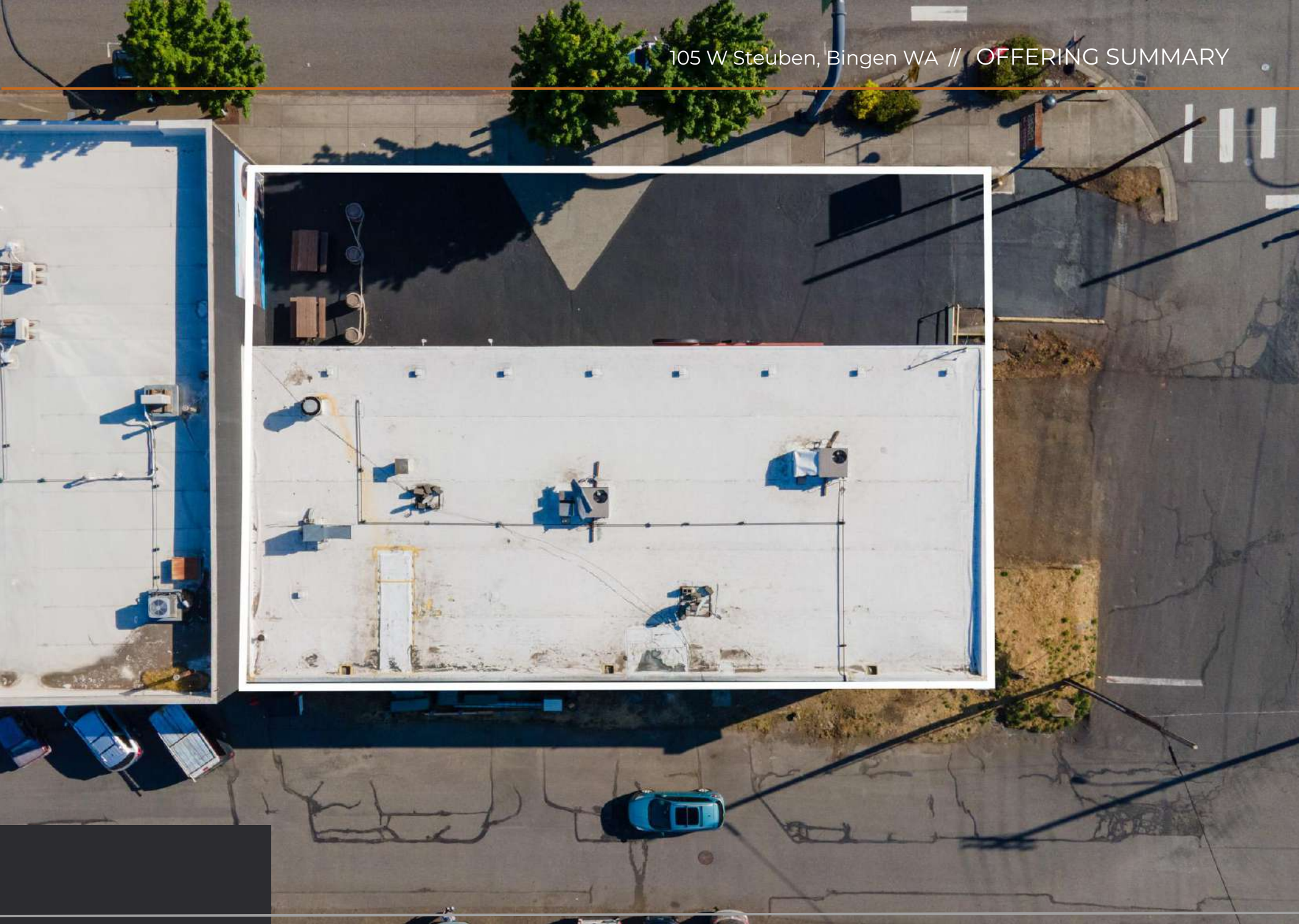
Building Size	4,000 sq ft + lower level
Built/remodeled	1960/2000
FF&E	All Furniture, fixtures & equipment included
Utilities	City: water/sewer, KPUD
Price per SF	\$218.75
Roof	Replaced 2018
Seats	100+



THE PROPERTY

Lot Size	0.17 acre (7,405sf)
Zoning	C
Occupancy	Restaurant
Tax ID	03113058110100
Opportunity Zone	Yes
Parking	On-site off (7 spaces) Street parking





THE BUILDING

Prominent corner commercial building in downtown Bingen with excellent visibility along Hwy 14. The building offers approximately 4,000 SF of main-level commercial space plus a aprox. 3,500sf lower level that adds substantial functional utility and value-add potential.

The main level is currently configured as a turn-key restaurant with a full kitchen, bar, seating area, and furniture, fixtures, and equipment included. The building's simple rectangular footprint, durable concrete-block construction, concrete floors on both levels, and flexible commercial zoning make it well suited for a wide range of uses, including restaurant, retail, showroom, fitness, studio, service, office, production, or other business concepts.

The lower level offers significant upside as flex, storage, workshop, prep, production, or back-of-house space. Features include approximately 12-foot ceiling heights, alley access, garage-door/loading access, plumbing, and electrical.

The building also includes strong existing plumbing infrastructure, with three main-level restrooms and an additional lower-level restroom with an unfinished shower area. Plumbing and electrical have been recently upgraded. The TPO roof was installed in 2018, with recent repairs completed in 2026 and a five-year repair warranty in place.

With its prominent corner location, flexible layout, lower-level utility, parking, and proximity to new residential growth nearby, this property offers a strong opportunity for an owner-user, investor, or buyer seeking a value-add commercial building in the Columbia River Gorge.



105 w Steuben			PROFORMA	
Main level	4000	Sales Price		\$875,000.00
Year Built	1960	Cap rate		7.32%
Zoning	C	PPSF		\$218.75
Lot size	0.17			
POTENTIAL	SF	monthly	\$/SF/YR	Annual income
Main Floor	4000	\$4,000.00	\$12.00	\$48,000.00
Lower Floor	<i>aprox. 3500</i>	\$1,600.00	\$4.80	\$19,200.00
<i>* Buyer to confirm measurements</i>				
Reimsursables				\$6,603.00
EXPENSES		%of PGI		\$73,803.00
Taxes	Actual	6.22%		\$4,587.00
Insurance	est.	3.00%		\$2,214.09
Maintenance	est.	4.00%		\$2,952.12
Total Expenses		13.22%	\$0.00	\$9,753.21
	NOI			\$64,049.79

Financing	Terms	
Price		\$875,000
Downpayment	20%	\$175,000
Financed Amount		\$700,000
Amortization term	25 years	
Baloon Payment	5 years	
Interest Rate	7%	
Monthly payment		\$4,947

The above is an example using current terms. Buyer to confirm any financing terms with their lender.

Proforma numbers are based on market data of current rental conditions. Buyers to confirm.

Chapter 17.40

COMMERCIAL (C) DISTRICT

17.40.010 - Intent

The C district is intended to provide an area for the existing and potential wholesale and retail commercial activities associated with the central business district of the City and associated thoroughfare along State Route 14. *(Ord. No. 440, Att. A (part), 1997)*

17.40.020 - Permitted Use

Uses permitted in the C district shall be as follows:

- A. Retail stores, shops, services and business activities serving primarily the residents of the surrounding urban or rural neighborhood, supplying the necessary daily convenience goods for households, such as groceries, meats, dairy products, drugs, cleaning or laundry (pick-up only) and personal services;
- B. Small animal hospitals when located not closer than 150 feet from any residential district and 400 feet or more from any hospital, nursing home or institution for the care of the infirmed; providing, the animals are housed indoors;
- C. Hardware, dry goods, apparel, home appliances, jewelry, photographic studio, furniture, boat sales;
- D. Cafe, tavern, theater, gift shop, radio, and television, bank, business, or professional office;
- E. Automobile, truck and machinery dealer (new and used), garage, and automobile, truck and other vehicle repair, refrigerated locker, shoe repair, bakery supermarket, commercial recreation, excluding, however, the manufacturing, compounding, assembly, or treatment of products other than those clearly incidental and essential to a retail business and the storage and use of chemicals, solvents, and other liquids associated therewith;
- F. Automobile service stations, including storage facilities for rental trailers, trucks and other conveyances;
- G. Hotel, motel, tourist facilities;
- H. Places of public assembly for meetings or amusement, provided the location is more than 50 feet from a residential zone, is completely enclosed and is more than 300 feet from any public school, playground or park, except that churches may be permitted without conformance to the distance requirement.

(Ord. No. 440, Att. A (part), 1997)

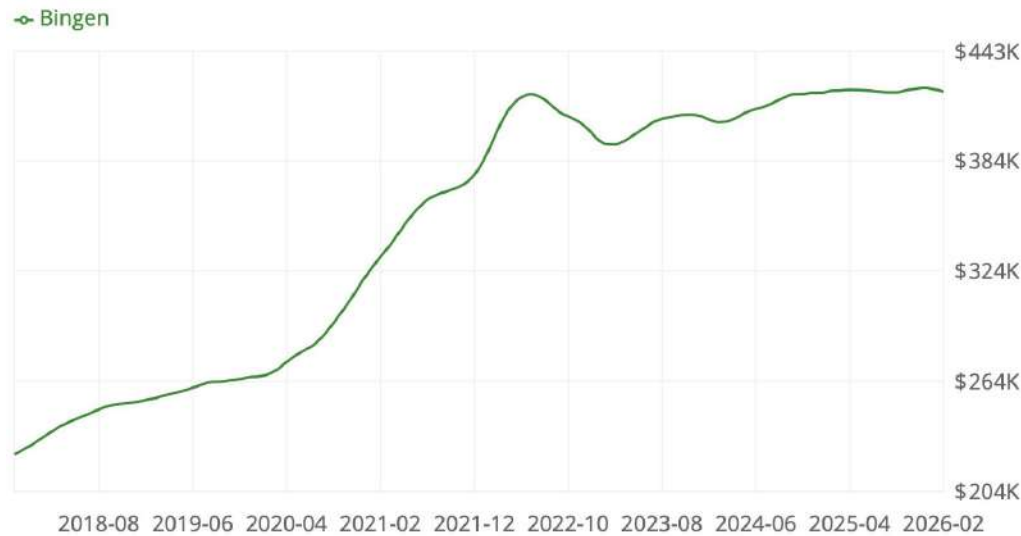
BINGEN, WA

Bingen is strategically located on the Columbia River waterfront, the nation's second largest river, and is bordered by the Cascade Mountains to the West. It sits on the border of Oregon and Washington and is located on State Route 14 with one of only two Amtrak stops between Vancouver and Pasco.

Bingen has a small community within its city limits, but connects White Salmon and Hood River. Historically, Bingen was a timber town with a large and still operating mill, Port Authority and active marina. It now hosts many high tech aerospace businesses (Boeing, Airbus+ others) as well as continuing to support vibrant agricultural, forestry and recreation industries.

Today, it offers residents a vibrant blend of old and new with its historic small-town charm, and unparalleled access to outdoor activities such as kiteboarding, windsurfing, hiking, biking, fishing and skiing available at nearby Mt. Hood and the Columbia River Gorge National Scenic Area. Residents also enjoy easy access to metropolitan amenities in Portland, only 60 miles to the west.





Value

\$443,400

Median value of owner-occupied housing units

a little higher than the amount in Klickitat County: \$425,300

about 80 percent of the amount in Washington: \$564,600

about 1.3 times the amount in United States: \$332,700



\$73,833

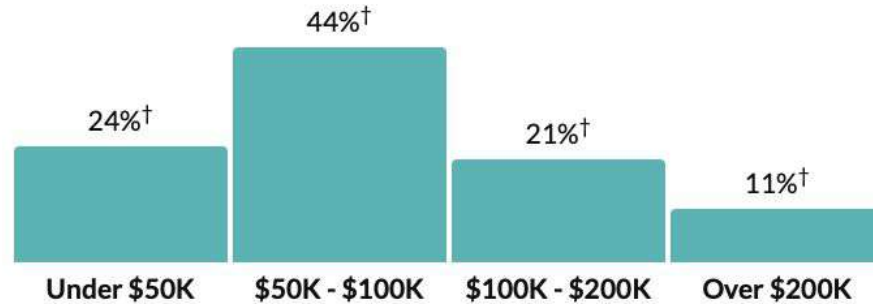
Median household income

a little higher than the amount in Klickitat County: \$71,042

about three-quarters of the amount in Washington: \$98,141

about 90 percent of the amount in United States: \$80,734

Household income



[Show data / Embed](#)

41.3

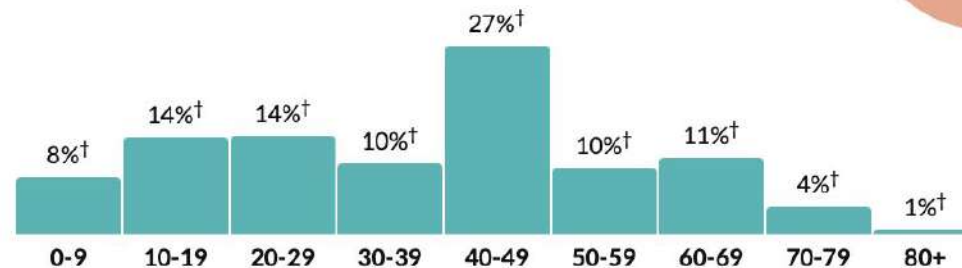
Median age

about 90 percent of the figure in Klickitat County: 46.8

about 10 percent higher than the figure in Washington: 38.3

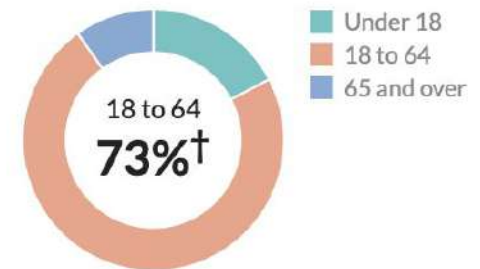
a little higher than the figure in United States: 38.9

Population by age range



[Show data / Embed](#)

Population by age category



[Show data / Embed](#)



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BUY • SELL • LEASE • INVEST

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