



Agent Full Comm/Industrial

11/3/2022 9:34AM

\$1,100,000 7200 gross sqft

40 SE HEIMRICH Dufur, OR 97021

Status: **Active**

DOM:

List Date: 2/28/2023

Acres: 1.05

Year Built: 1907/ Register of

MLS#: 22094373

Historic Homes

Unit #:

XST/Dir: From The Dalles, take first Dufur exit, turn right on NE 5th, left on Main. Six blocks on left.

Show: 24 Hour Notice, Appointment Only, Security System, Showing Time
Offer/Nego: Seller's Agent Only
AG: Philip Mascher
AG Ph: [503-853-4695](tel:503-853-4695)
AG Cell/Pgr: [503-853-4695](tel:503-853-4695)
CoAgent:
CoPh:

Private: Use Showingtime to schedule showings w. 24 hrs notice. Hotel in operation, rooms access depends on occupancy. Confidential, no inquiries to staff please. Buyer to do due diligence.

Public: Award-winning historic hotel - 20 guest rooms, 12 shared/private baths, in the quaint town of Dufur. 10 minutes from I-84 @ The Dalles, 35 minutes from Hood River. Beautifully appointed w. vintage furnishings. Active restaurant, commercial kitchen, elegant 40 seat dining room and wine/beer bar. Single room spa. Magnificent Mt. Hood views. Park-like grounds w. meditation pond and 40 seat sunken slate patio. Exceptional wedding/event venue. EV car charging station, barn w. new metal roof.

Property Details:

Property Type: Hotel/motel**County:** Wasco**Area:** 352**Zoning:** C1**#Stry/Bldg:** 3/2**Ceiling Ht/Ft:****Gross SqFt:** 7200**Office SqFt:****Whse SqFt:****Mfg SqFt:****Internet:** N**Address:** N**No Blog:** Y**No AVM:** Y**Legal:** SECTION 25 TOWNSHIP
1S RANGE 13E QUARTER CC
PRCL 900**Tax ID:** 9471**List Type:** ER**Limited Representation:** N**CC&R:** N**View:** Mountain(s), Territorial**Waterfront:****Body Water:****Lot Size:** 1 to 2.99 Acres**Lot Dimensions:****Lot SqFt:****Road Frontage:** 400**Road Surface:** Paved**Sale Inc:** Building, Business,
Inventory Included**Parking:** 20On Site, On Street**Construction:** Brick, Full
Basement**Truck Door:****Roof:** Composition, Flat**Occupancy:** Other**Loading:****Features:** Inside Storage,
Outside Storage, Office, Sign**Equipment:** Fixtures, Furniture,
Security System, Smoke
Detector, Sprinkler**Unreinforced Masonry****Building:** Y**Current Use:** Beauty Shop,
Hotel/Motel, Restaurant**Open House:****Upcoming Open House:****Broker Tour:****Upcoming Broker Tour:**

Utilities:

Cool: Heat Pump**Water:** Public Water**Heat:** Forced Air**Sewer:** Public Sewer**Fuel:** Electricity**Volts:****Amps:**

Business and Lease Information:

Restrictions: Business Name: Balch Hotel Year Estab: 2015 Inventory: Y
Actual Gross Income: \$439,500 Actual Net Income: Actual Oper. Lease Deposit:
Proj. Gross Income: \$483,300 Proj. Net Income: \$62,800 Expenses: \$445,300
Lease Expire: Lease Equip Proj. Oper. Expenses: \$420,500
Lease Amount:

Lease Type:

Terms: Cash, Other

Doc Available: Annual Property Operation Data, Operating Expense Report, Profit & Loss Statement

Financial:

Property Tax/Yr: \$4,951.84 / Spcl Asmt Balance: Tax Deferral: Short Sale:
2019 3rd Party Trans: BAC: % 2.2 \$ Pre-Approv:
Escrow Pref: Wasco Title

Bank Owned/Real Estate Owned:

Total Comm Differs:

Broker/Agent Data:

Agent: Philip Mascher Agent Lic: 201225240 Agent Ph: [503-853-4695](tel:503-853-4695) Agent Cell: [503-853-4695](tel:503-853-4695) SAID: MASCHERP
Email(s) Agent: philip@mascherrealestate.com
CoAgent: CoSAID: CoBRCD: CoPh:
CoAgent Email:
Office: Cascade Hasson Office Lic: 201249240 Office Ph: [541-716-0701](tel:541-716-0701) Agent Ext: Fax:
Sotheby's International Realty
BRCD: 7CAH01 Owner Perm. Resid: Y FIRPTA: N
Owner(s): ABUNDANCE MARKETING & DESIGN LLC Owner Phone:
Tran: 9/19/2022 Exp: 2/28/2024
Poss: Close Of Escrow

Comparable Information:

Original Price: \$

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.