

412 Washington St, The Dalles OR  
FOR SALE \$400,000



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Check out this well priced, remodeled and highly functional commercial building in downtown The Dalles, Oregon!

Zoned CBC and vacant, most commercial uses will work here. The site is on the corner of Washington and the alley, providing great access and visibility. Two buildings and covered parking add convenience and flexibility. The street side office building has five private offices, a welcoming lobby area, kitchenette, and a full bathroom with a walk-in shower.



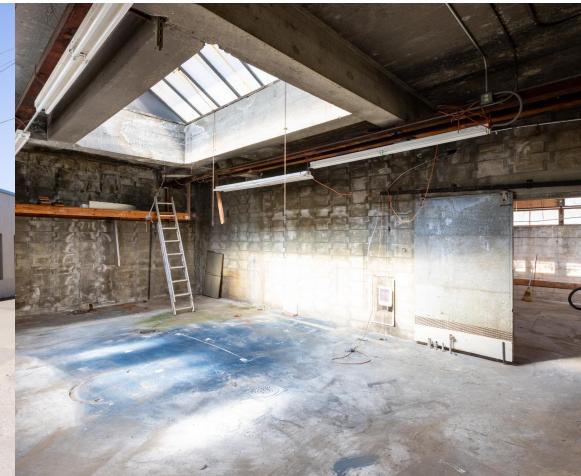
The recent remodel included: updated electrical, plumbing, HVAC, sheetrock, flooring, and a new roof. There is ~1,356sq ft building behind the main office building (not remodeled), and covered parking for four vehicles plus street parking.

## Overview

Lot Size	.12 Acres
Zoning	CBC
Building Size	3,300 square feet*
Yr Built	1940
Listing Price	\$400,000
PPSF	\$121
Occupancy	Vacant prior owner/user

\*Buyer to verify SF

- **Zoned CBC - highly flexible**
- **Renovated interiors & updated systems.**
- **5 private offices + reception**
- **2 buildings: office & back building**
- **Alley access, private parking & full bath (with shower)**





## The Dalles, OR

The Dalles, Oregon is strategically located on the waterfront of the Columbia River, the nation's second largest river, and is bordered by the Cascade Mountains to the West. It is the largest city in Wasco County with a current population of ~15,700.

Historically, it has been a major economic hub of the Pacific Northwest, linking major transportation routes between Eastern and Southern Oregon and Washington State. It is also known as the town at the end of the Oregon Trail.

Today, it offers residents a vibrant blend of old and new with its historic small-town charm, growing brewery and winery scene and unparalleled access to outdoor activities such as kiteboarding, windsurfing, hiking, biking, fishing and skiing available at nearby Mount Hood and the Columbia River Gorge National Scenic Area. Residents also enjoy easy access to metropolitan amenities in Portland, only 80 miles to the west.

The property is located in an Opportunity Zone and benefits from a robust Urban Renewal Agency, which assisted in the renovations. The property is on a historical registry and is the gem of the neighborhood.



## HOUSEHOLD INCOME

**\$61,316**  
MEDIAN HOUSEHOLD INCOME  
± \$4,317

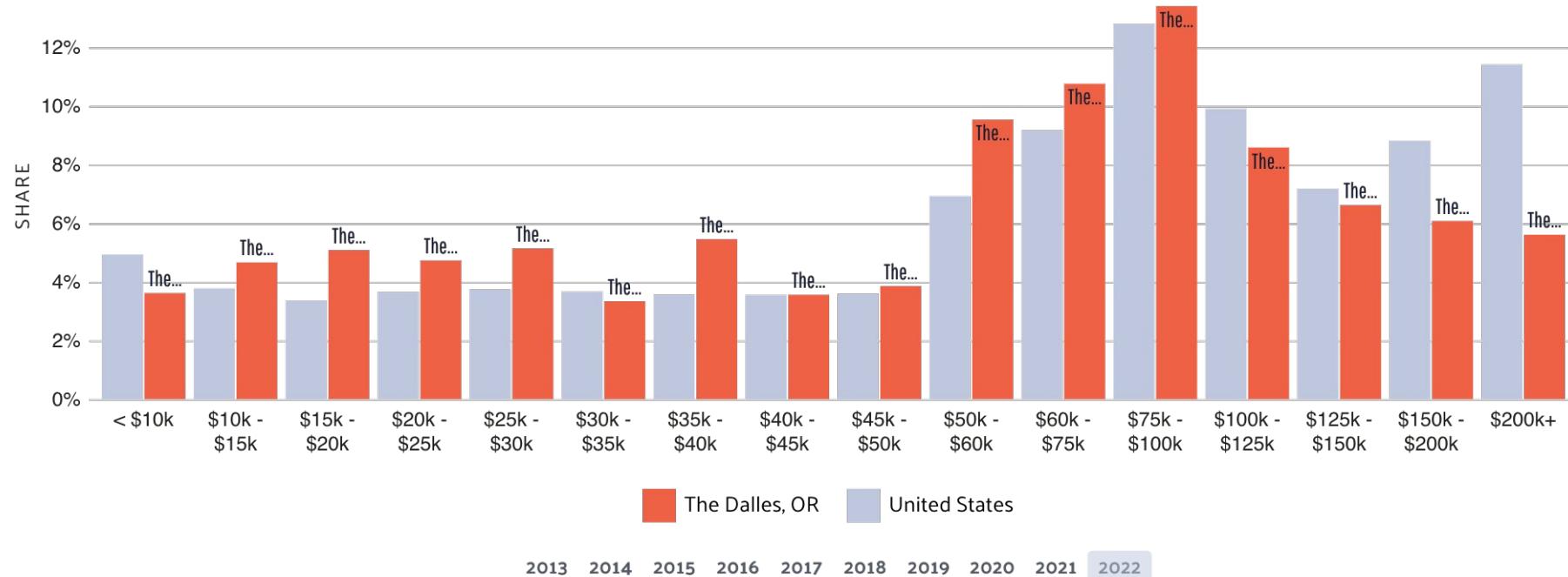
**10.5K**  
NUMBER OF HOUSEHOLDS  
± 620

*In 2022, the median household income of the 10.5k households in The Dalles, OR grew to \$61,316 from the previous year's value of \$57,853.*

*The following chart displays the households in The Dalles, OR distributed between a series of income buckets compared to the national averages for each bucket.*

*The largest share of households have an income in the \$75k - \$100k range.*

*Data from [the Census Bureau ACS 5-year Estimate](#).*





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

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