



Retail Property For Sale

The Belt Building

144 S Main Street
Independence, OR

Offering Memorandum Presented By:

Peter Braunworth
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Coho
COMMERCIAL

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The Belt Building

144 S Main St, Independence, OR 97351

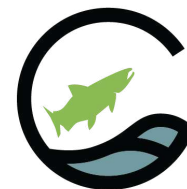


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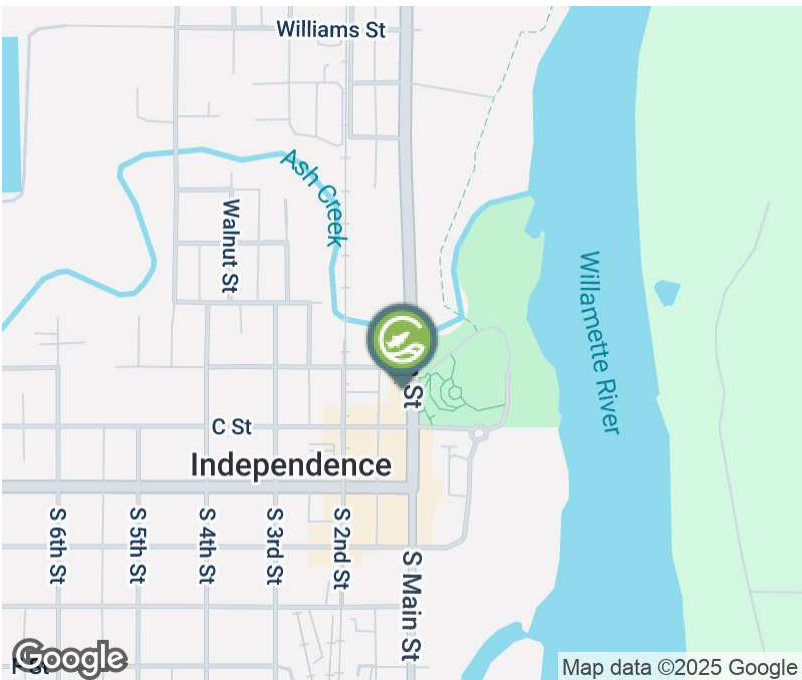
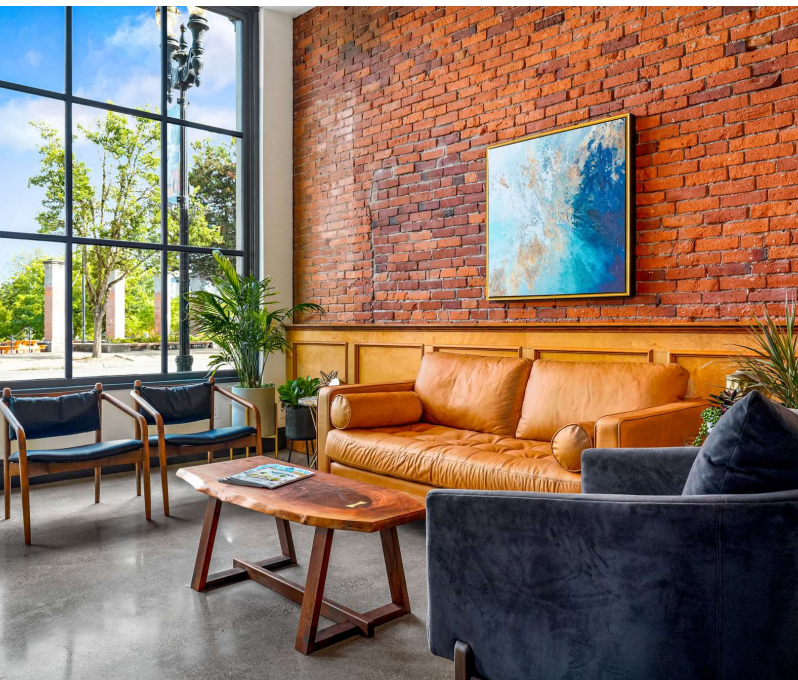
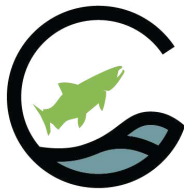
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Property Summary

The Belt Building

144 S Main St, Independence, OR 97351



360° VIRTUAL TOUR

Property Description

Introducing the iconic "Belt Building" in downtown Independence, OR. This historic property, known for housing Main Street Antiques, has been meticulously restored and structurally reinforced, making it a standout investment opportunity. The fully renovated building exudes character, while the versatile ground floor space is ideal for retail, office, or food service use. Upstairs, a spacious 2-bedroom, 1-bathroom apartment with laundry facilities offers additional value. With the added bonus of an oversized 2-car garage featuring high ceilings and a restroom, this property presents a unique and versatile opportunity for investors or business owners alike. Located with frontage on Main Street, the building is directly across the street from the fountain at Riverfront Park. DO NOT ENTER PROPERTY without an appointment. Contact Listing Broker for questions and appointment. See associated documents for Offering Memorandum. Listing Broker has an ownership interest in the entity that owns the property.

Offering Summary

Sale Price:	\$1,050,000
Number of Units:	1
Lot Size:	4,480 SF
Building Size:	5,150 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	130	642	2,257
Total Population	387	1,908	6,883
Average HH Income	\$87,337	\$89,518	\$93,349

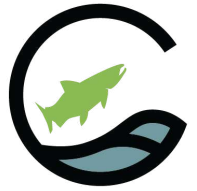
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Location Description

Nestled in the heart of Independence, this vibrant area captures the essence of small-town charm with a hint of modern flair. The property is in close proximity to an array of local boutiques, eateries, and galleries, making it an attractive destination for retail enthusiasts. Explore nearby landmarks like Riverview Park or enjoy a leisurely stroll along the Willamette River. The thriving community hosts events such as the Hop & Heritage Festival and the Fourth of July Spectacular, creating a lively and engaging atmosphere. With a diverse mix of businesses and a welcoming community spirit, Independence offers the perfect backdrop for retail success.

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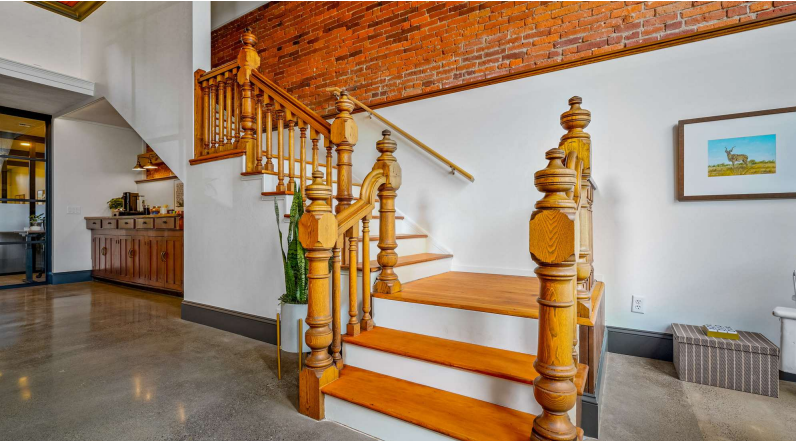
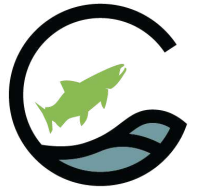
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Complete Highlights

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Property Highlights

- - Historic 5,150 SF building, built in 1890, renovated in 2020
- - Potential for 3 separate spaces with 1) the main floor 2) the upstairs apartment and 3) the oversized garage in the back.
- - Zoned CR, ideal for retail or street retail use
- - Owner user or investment
- - Versatile space, perfect for various retail concepts
- - Prime location in downtown Independence
- - Meticulously restored frontage with structural reinforcement
- - Spacious 2-bedroom, 1-bathroom apartment upstairs with laundry
- - Ground floor suitable for retail, office, or food service
- - Oversized 2-car garage with high ceilings and restroom
- - Iconic "Belt Building," formerly home to Main Street Antiques
- - Alley access
- - Private courtyard
- - Tenants Relocating
- - Do not enter property without an appointment

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LOCATION INFORMATION

Section 1

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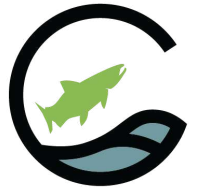
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Regional Map

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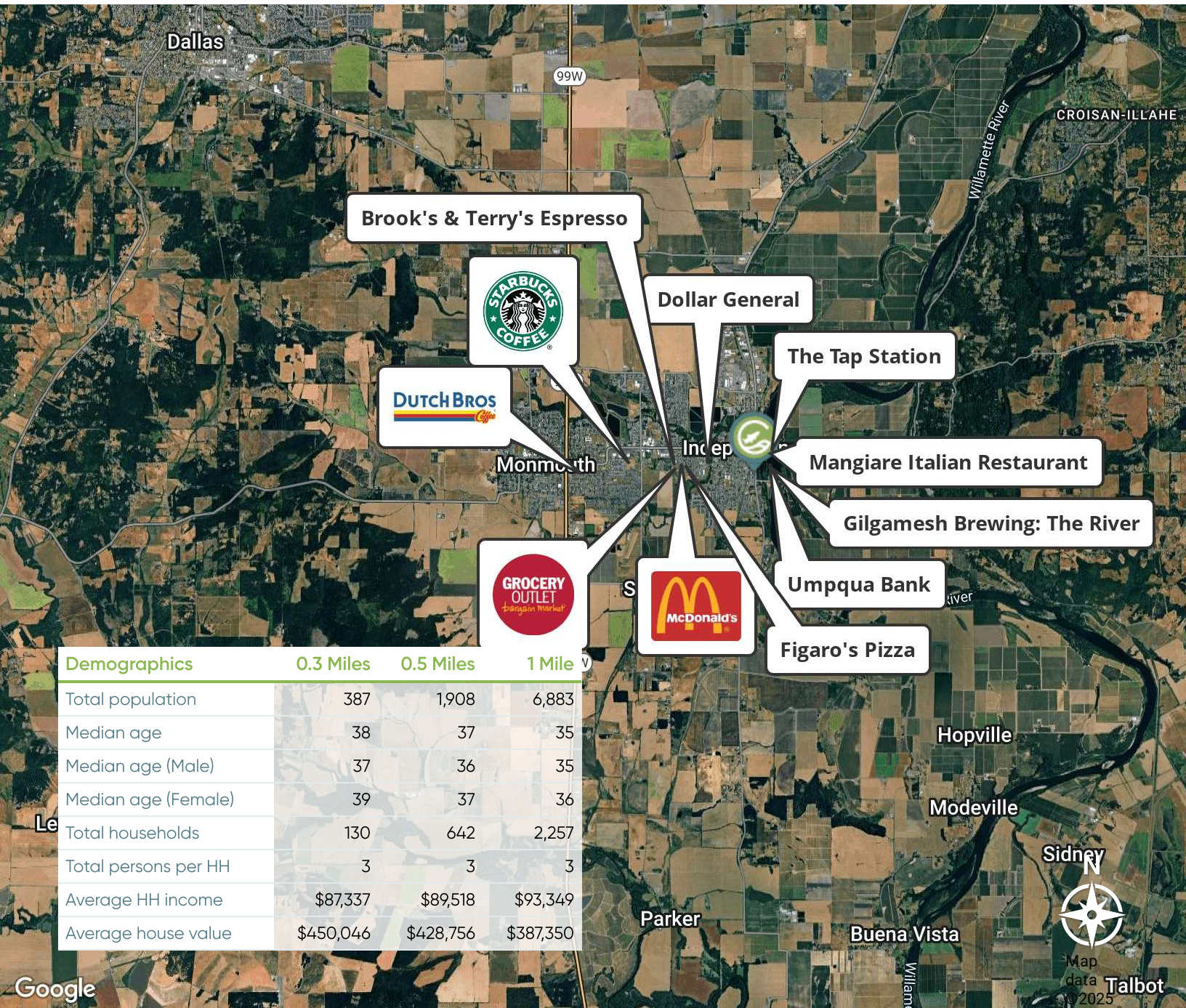
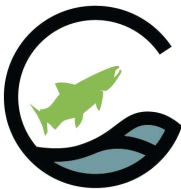
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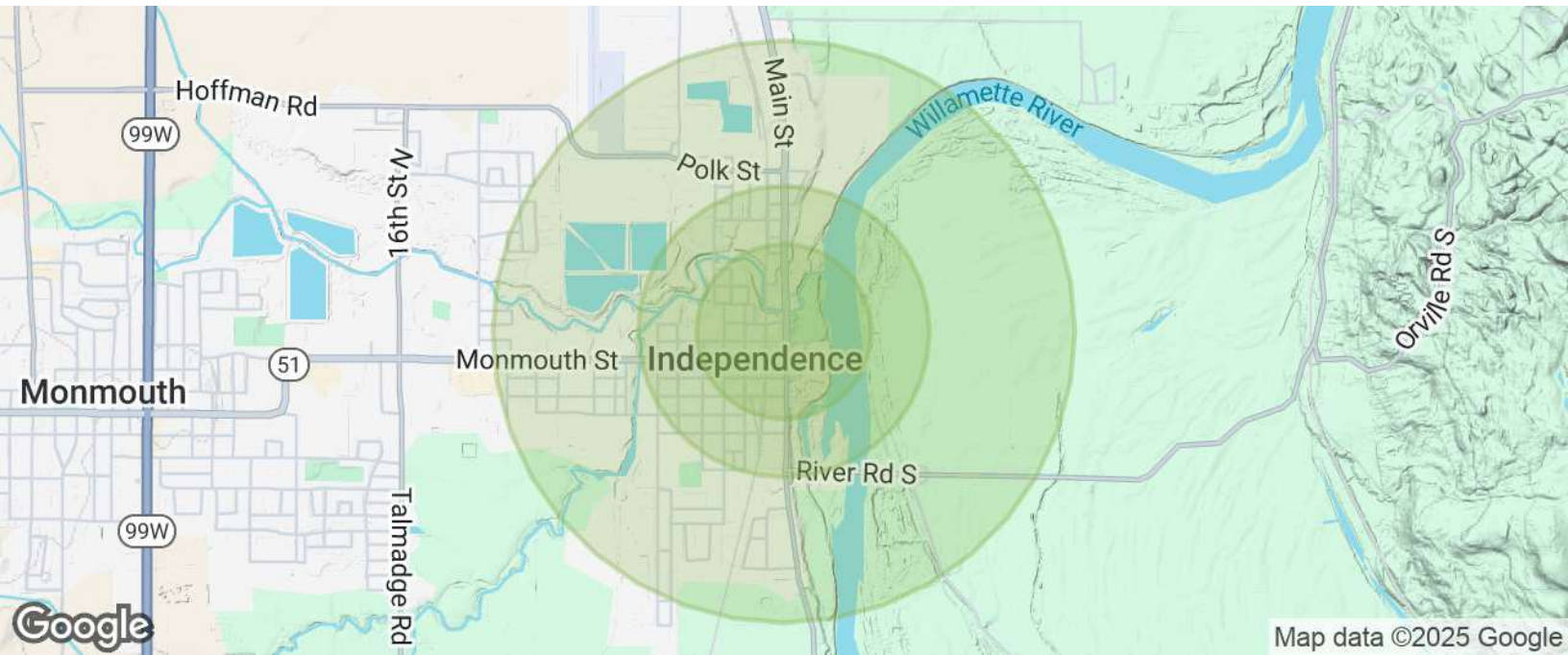
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Demographics Map & Report

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	387	1,908	6,883
Average Age	38	37	35
Average Age (Male)	37	36	35
Average Age (Female)	39	37	36

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	130	642	2,257
# of Persons per HH	3	3	3
Average HH Income	\$87,337	\$89,518	\$93,349
Average House Value	\$450,046	\$428,756	\$387,350

Demographics data derived from AlphaMap

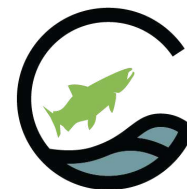
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Advisor Bio 1

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Professional Background

Peter Braunworth has served Oregonians as a real estate professional since 2009. Today, he leads the exceptional teams at Coho Realty and Coho Commercial as the companies' licensed Principal Broker.

Born and raised in Oregon, Peter earned his bachelor's degree in Business Management from Oregon State University and began a career in real estate shortly after. He quickly discovered not only an innate ability to facilitate large-scale transactions but also a sincere desire to help customers navigate decisions that would greatly impact their lives. After more than a decade in the industry, Peter's wide range of experience—including residential, commercial, and small to large land and farm sales—demonstrates his dedication to the profession.

Peter follows Oregon's ever-changing real estate market and continually pursues current credentials and education to provide his clients with expert advice. He is a Certified Residential Specialist, a designated Seller Representative Specialist, and a long-time member of the Realtor's Association.

Peter is a high-level professional who has earned a reputation for delivering results beyond industry norms and for serving customers with genuine care and integrity.

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