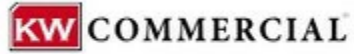




## 263 W Exchange St

263 W Exchange St, Astoria, OR 97103



**David Hoggard**

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# 263 W Exchange St

\$3,450,000

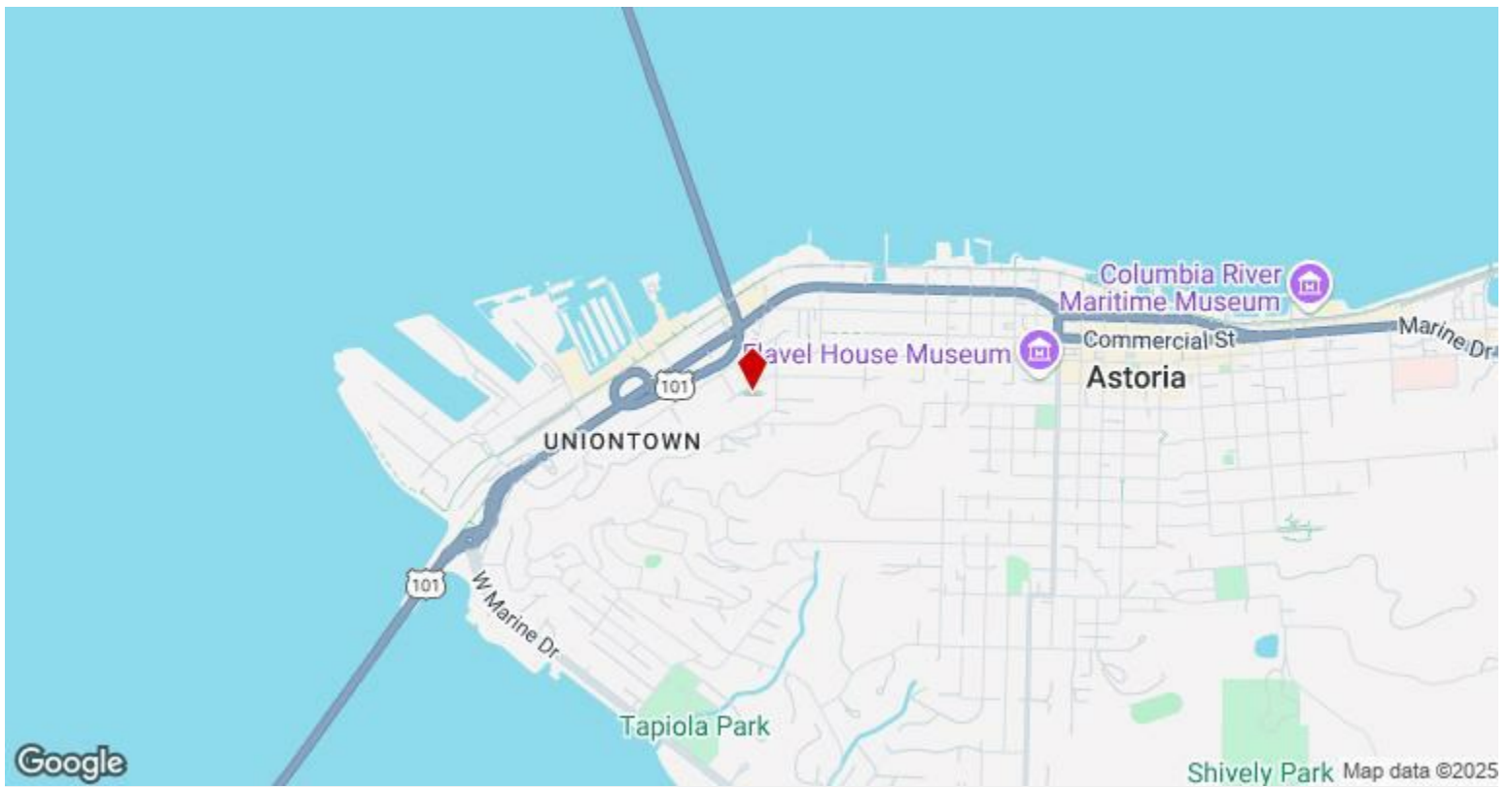
Great investment opportunity to own this amazing commercial rental property with a 10.43% cap rate. The west-facing rooms offer unmatched views of the Columbia River, the city, and the Astoria Megler Bridge. Plenty of parking is beside the building and up the stairs in the upper parking lot. The property is clean and updated....

- Natural light via west-facing rooms
- Local to Oregon Coast Hwy
- Prime residential location
- Great views of the Astoria Meglar Bridge and Columbia River
- Recent remodel



Price:	\$3,450,000
Property Type:	Health Care
Property Subtype:	Rehabilitation Center
Building Class:	C
Sale Type:	Investment
Cap Rate:	10.43%
Lot Size:	1.20 AC
Gross Building Area:	15,994 SF
No. Rooms:	1
No. Stories:	1
Year Built:	1965
Parking Ratio:	0/1,000 SF
Zoning Description:	R3
APN / Parcel ID:	21761





263 W Exchange St, Astoria, OR 97103



# Property Photos





# Property Photos





# Property Photos





# Property Photos



Building Photo



Building Photo



# Property Photos





# Property Photos



Building Photo



Building Photo



# Property Photos



Dining Hall



Client Room



# Property Photos





# Property Photos



Interior Photo



Interior Photo



# Property Photos



Meeting Room



Meeting Room 2



# Property Photos





# Property Photos



Hall



Lookdown



# Property Photos

