



FOR SALE \$650,000

2680 Dock Road, Hood River

COPPER
WEST
REAL ESTATE

COMMERCIAL



Anne Medenbach, CCIM, Commercial Broker OR/WA





Hood River

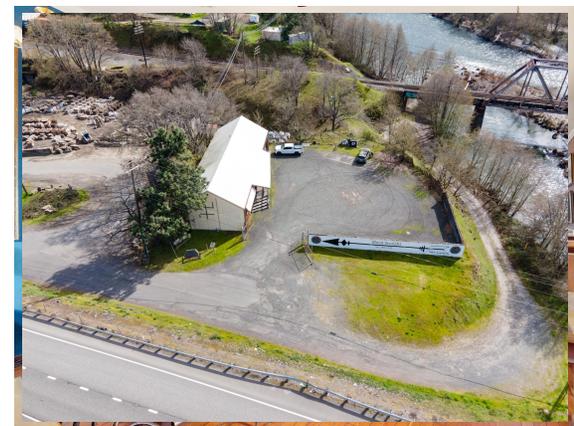
I-84

*Boundary lines are approximate

High visibility commercial building and .75 acre riverfront lot just outside Hood River City limits.

OVERVIEW

Listing Price	\$650,000
Building Size	2,370 sq ft
Lot Size	.75 acres
Built/remodeled	1960
Zoning	UC2
Price per SF	\$274
Occupancy	Owner occupied
Parking	Onsite
APN	3N10E25DD00300



AMENITIES

Showroom, offices and shooting range and 1 restroom inside the building. Shop area is accessed via a sliding door with approximately 16 foot ceilings. Metal roof and siding.

.75 acre site is fully fenced with access road around back. Room for expansion. There are development conditions due to monitoring wells. Buyer to confirm during due diligence.



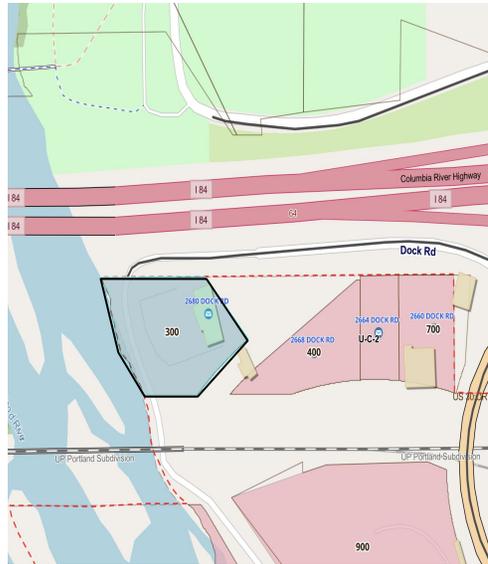
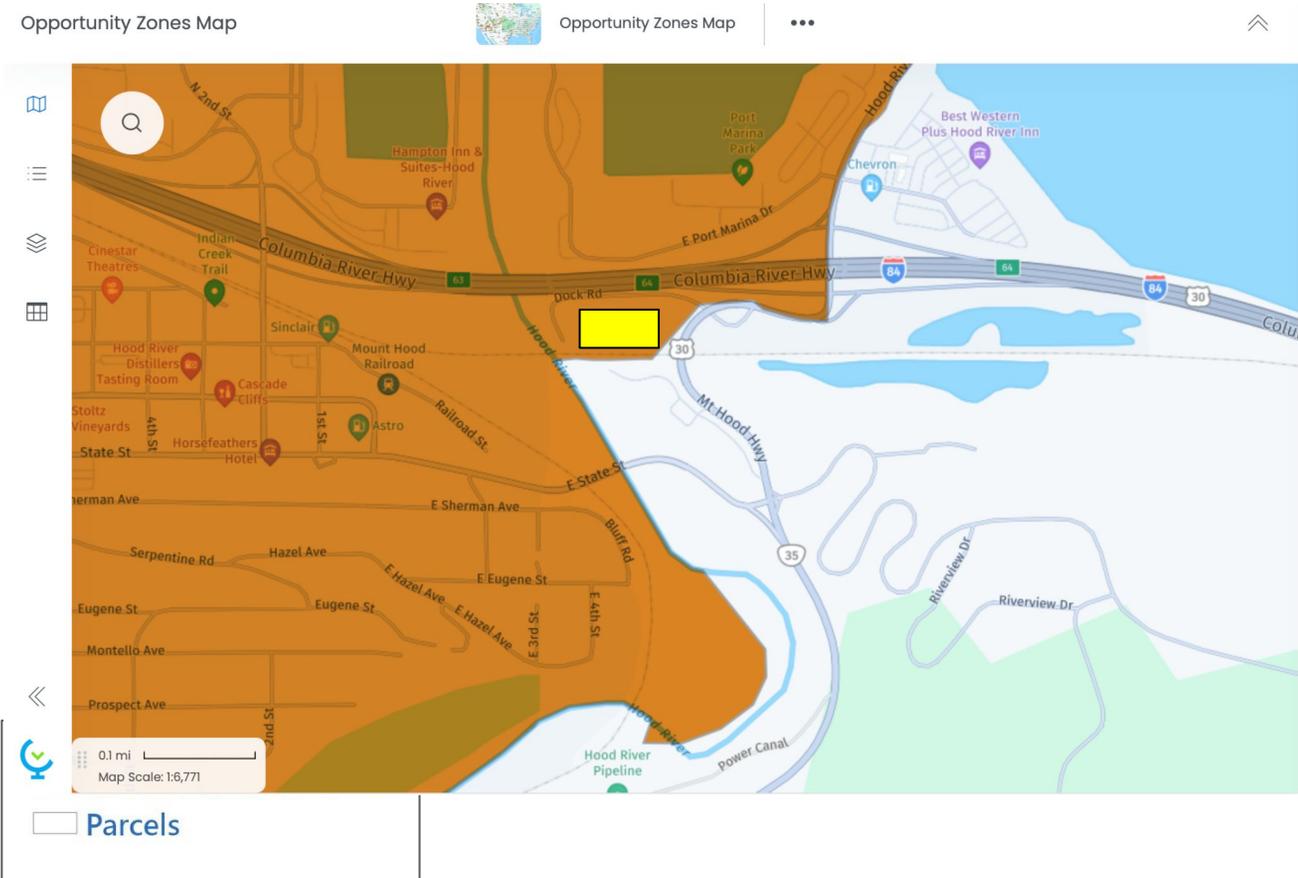
THE PROPERTY

The Property is in both an Opportunity Zone and zoned Commercial in Hood River County

Zoning code link https://www.hoodrivercounty.gov/uploads/dm/6063/ARTICLE_17_Urban_Growth_Area_UGA

Opportunity Zone

Zoning Map



Hood River, OR - Outdoor mecca

Located in the Columbia River Gorge National Scenic Area, at the base of Mount Hood and the confluence of the Columbia, White Salmon and Hood Rivers, Hood River is known worldwide! The city is about 30 miles north of Mount Hood and 60 miles east of Portland, Oregon. Although Hood River is considered a small city, more than two million visitors come annually. The area offers world-class windsports, white water sports, skiing, mountain biking and many other tantalizing adventure options. It is the number four small city for Art Vibrancy by the New York Times and National Center for Arts.

Originally based in natural resources, Hood River has added value to those industries with award winning food, craft-beer, cider, wine and high tech aviation. Major employers include Insitu Aerospace, Hood Technologies, The Fruit Company, Pfriem, Double Mountain, Full Sail, Encore Consumer Capital, Tofurky/Turtle Island Foods, Hood River Distillers, and Providence Healthcare System in addition to dozens of wineries, breweries, and government agencies.

Hood River has a population of 7.75k people with a median age of 36.6 and a median household income of \$65,567. Between 2019 and 2020 the population of Hood River, OR grew from 7,715 to 7,745, a 0.389% increase and its median household income grew from \$60,542 to \$65,567, a 8.3% increase.



HOUSEHOLD INCOME

Please note that the buckets used in this visualization were not evenly distributed by ACS when publishing the data.

\$65,567

MEDIAN HOUSEHOLD INCOME

± \$12,299

3.51k

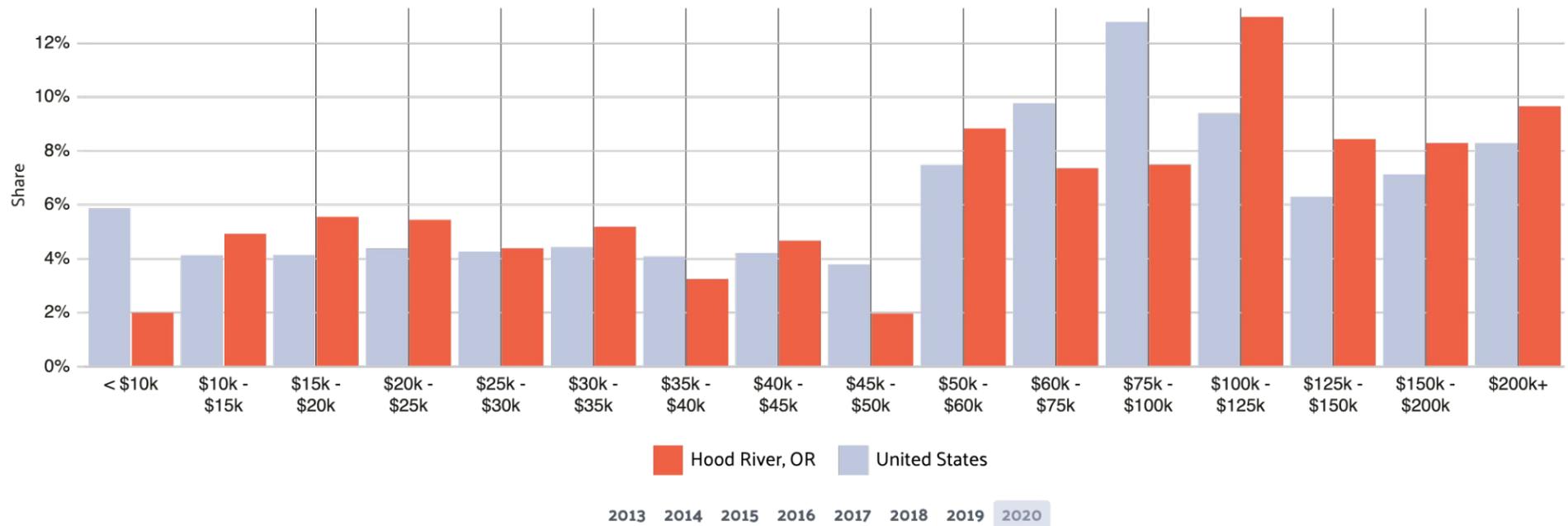
NUMBER OF HOUSEHOLDS

± 475

In 2020, the median household income of the 3.51k households in Hood River, OR grew to \$65,567 from the previous year's value of \$60,542.

The following chart displays the households in Hood River, 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 \$100k - \$125k range.

Data from the Census Bureau ACS 5-year Estimate.



PROPERTY VALUE

\$385,900

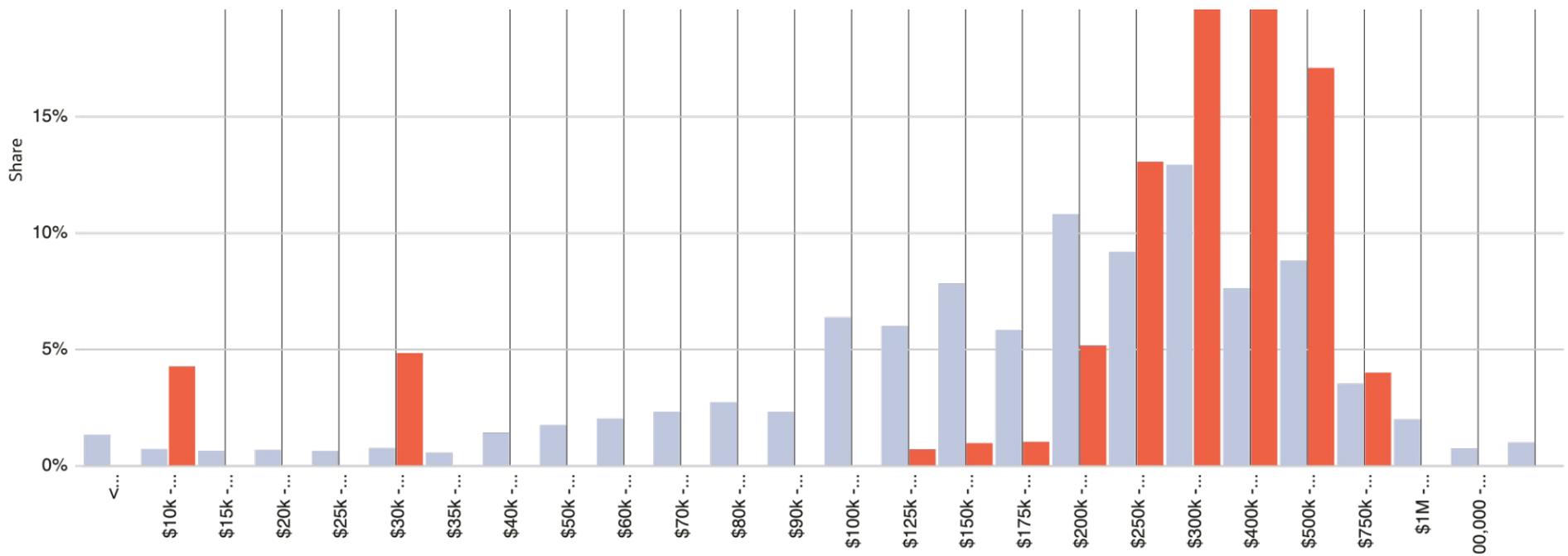
MEDIAN PROPERTY VALUE 2020
±\$43,034

\$1,886

MEDIAN PROPERTY TAXES
±\$319

The following chart display the households distributed between a series of property value buckets compared to the national averages for each bucket. In Hood River, OR the largest share of households have a property value in the \$400k - \$500k range.

Data from the Census Bureau ACS 5-year Estimate.





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