

**FOR SALE \$1,195,000**

1258 Hwy 141, BZ Corner, WA



**COPPER  
WEST**  
REAL ESTATE

COMMERCIAL

Anne Medenbach, CCIM, Commercial Broker OR/WA



- **Historic restaurant, bar, and lodging property near the White Salmon River**
- **High-traffic tourist location with limited lodging and dining options nearby**
- **Four furnished guest units plus updated 2-bedroom owner/manager apartment**
- **Turn-key restaurant infrastructure with FF&E included**
- **On-site parking- 15 + spaces**
- **On-Site well, septic and RV hookups**
- **Seller financing available**



## Historic Restaurant and Cabins near the White Salmon River.

### Building

Building Size	7656 sq ft Aprox.
Rental units	4
	1 (2) bd apartment
Built/remodeled	1935/1980/2012
FF&E	All FF&E included.
Utilities	Septic and Well, KPUD, Propane
Price per SF	\$156
Cap rate	6.11%
Internet	Starlink



### Property

Lot Size	1 acre
Zoning	RC/Rural Center
Occupancy	Restaurant/STR
Parking	Onsite & Street
Tax ID	04101114000300
Opportunity Zone	Yes





**OVERVIEW**

The Logs Inn is a vacant, turn-key hospitality property featuring a historic restaurant and bar, four furnished guest units, and an updated 2-bedroom owner/manager apartment above the restaurant. The sale includes FF&E, restaurant and bar infrastructure, guest lodging, patio/courtyard dining space, additional land, and on-site parking, allowing a new owner to begin use immediately.

Located near the White Salmon River, BZ launch, Mt. Adams, Gifford Pinchot National Forest, and the Columbia River Gorge recreation corridor, The Logs Inn is well positioned for visitors drawn to rafting, kayaking, fishing, hiking, biking, hunting, camping, and year-round outdoor recreation. The property benefits from a high-traffic tourist location with limited lodging and dining options in the immediate area.

The restaurant and bar setup includes a commercial kitchen with hood system, walk-in cooler, historic bar, dining area fireplace, guest patio/courtyard dining area, and a back-of-house patio with smoker. The property also includes basement wood storage with exterior/courtyard delivery access, supporting the fireplace and wood stove. The infrastructure is in place for a new owner's restaurant, bar, event, or hospitality concept.

The lodging component includes four furnished cabin units, plus an updated 2-bedroom owner/manager apartment above the restaurant with fresh paint and newly installed LVP flooring. The property offers upside through short-term stays, direct booking, group lodging, event use, and hospitality-focused ownership.

Recent improvements and maintenance include Starlink internet installation, restained exterior logs, caulking of exterior windows, doors, and log checks, serviced HVAC units, select window glass replacement, roof repairs with a 3-year warranty, and updates to the upstairs apartment. Additional infrastructure includes an on-site well water system, three septic tanks, and two RV hookups. Seller financing is available.



PPSF	Purchase price	Cap rate
<b>\$156.09</b>	<b>\$1,195,000.00</b>	<b>6.11%</b>

The proforma includes actual cabin income and estimated restaurant/apartment income based on current market assumptions. Buyers to verify all income, expenses, permitted uses, and development options during due diligence.

Zoning allows for flexible commercial uses, with multiple uses permitted outright. Options for adding kitchenettes may further expand lodging use, subject to buyer verification.

**Seller financing is available.**

Occupancy data available upon request.

INCOME	SF	monthly	\$/SF/YR	Annual income
Cabins- actual	3839	\$3,833.33	\$12.00	\$46,000.00
Restaraunt- est	3200	\$2,500.00	\$9.38	\$30,000.00
Apartment- est	617	\$800.00		\$9,600.00
<b>Total Income</b>				<b>\$85,600.00</b>
EXPENSES		%of PGI		
Taxes	Actual	8.83%		\$7,559.00
Insurance	est.	2.34%		\$2,000.00
Maintenance	est.	3.50%		\$3,000.00
<b>Total Expenses</b>		<b>14.67%</b>	<b>\$0.00</b>	<b>\$12,559.00</b>
			<b>NOI</b>	<b>\$73,041.00</b>

Financing	Terms	
Price		<b>\$1,195,000</b>
Downpayment	20%	\$239,000
Financed Amount		<b>\$956,000</b>
Amortization term	20	
Baloon Payment	5 years	
Interest Rate	7.0%	

*Example only, confirm individual terms with lender.*

## 2.12 General Commercial District (GC)

2.12:1 Purpose: This district provides for larger retail and service commercial centers for convenience shopping along major state and county highways.

### 2.12:2 Principal Uses Permitted Outright

A permitted use listed in the TC and RC districts.

2. Automobile washing and polishing. Auction house, but not including animal sales. Farm equipment sale and service. New and used cars, boat, motorcycle, snowmobiles, truck and trailer sales.
6. Lumber yard or building material shop.
7. Rent-all.
8. Veterinary clinic or animal hospital fully conducted within an enclosed building. Wholesale business, but not including animal or processing facility.
10. Bus storage and maintenance facility including terminal and freight forwarding facility.
11. Parking lot.
12. Mortuary.
13. Printing, publishing, and book binding.
14. Eating and drinking establishment.
15. Upholstery shop.
16. Other retail trade or service commercial establishment.
17. Professional office buildings.

### 2.9 2.9:1 Purpose

This district provides for the location of small businesses and commercial services in rural areas for the convenience of county residents. The uses are intended to fit into farm and rural patterns of development without creating land use or traffic conflicts.

### 2.9:2 Principal Uses Permitted Outright

- |  |  |
|--|--|
| <ol style="list-style-type: none"> <li>1. Agriculturally oriented commercial or industrial use.</li> <li>2. Business or profession office.</li> <li>3. Cabinet or carpenter shop conducted within an enclosed building.</li> <li>4. Church.</li> <li>5. Feed and seed store.</li> <li>6. Florist, garden shop or nursery.</li> <li>7. Grocery store, fruit store, vegetable market, or bakery.</li> <li>8. Auto or equipment repair conducted within an enclosed building or within a yard screened from public view.</li> <li>9. General store.</li> <li>10. Gun repair.</li> <li>11. Laundry or dry cleaning.</li> <li>12. Community center.</li> <li>13. Pawn shop or second-hand store conducted within an enclosed building.</li> <li>14. Buildings and uses of a public works, public service or utility nature, but not including equipment storage or repair yards, warehouses, or related activities.</li> <li>15. Bank.</li> </ol> | <ol style="list-style-type: none"> <li>17. Home occupation.</li> <li>18. Public or private school.</li> <li>19. Cemetery.</li> <li>20. Other public use or building.</li> <li>21. Farm implement and equipment sales.</li> <li>22. Eating or drinking establishment.</li> <li>23. Agriculture and horticulture uses.</li> <li>24. Bus or train depot.</li> <li>25. Farm co-operatives.</li> <li>26. Professional office building.</li> </ol> |
|--|--|
- II-9-116. Single-family dwelling, including mobile home and duplexes.

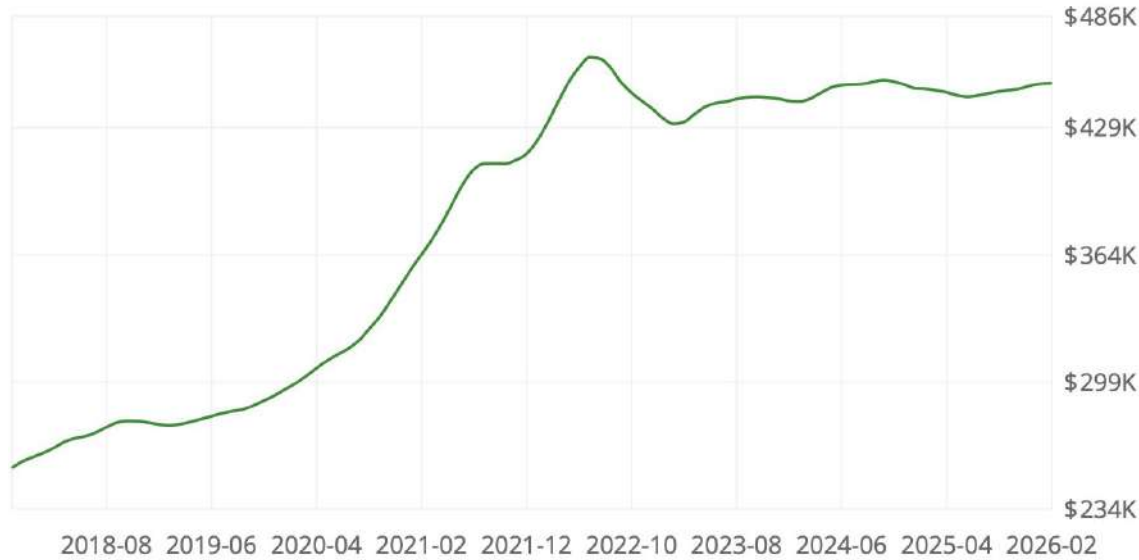
## Klickitat County, WA

Located in south central Washington state, Klickitat County lies at the junction where the Columbia River Gorge cuts through the eastern slopes of the Cascade Mountains. It encompasses 1,908 square miles (about the same size as the state of Delaware), has miles of whitewater streams, numerous lakes, the Columbia River, the Gifford-Pinchot National Forest and is home to the Klickitat Wildlife Management Area and Conboy Lake National Wildlife Refuge. Its 18,000 residents reside in cultural and historic communities which provide various cultural and business accommodations and world-class attractions. It hosts the headquarters for many high tech aerospace businesses in as well as continuing to support vibrant agricultural, forestry and recreation industries.

Today, it offers residents a vibrant blend of old and new with its historic small-town charm, and unparalleled access to world class outdoor activities such as kiteboarding, kayaking, 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 60 miles to the west.



→ Klickitat County



Value

**\$425,300**

Median value of owner-occupied housing units

about three-quarters of the amount in Washington: \$564,600

about 1.3 times the amount in United States: \$332,700

**Klickitat County, WA**

County in: [Washington, United States](#)

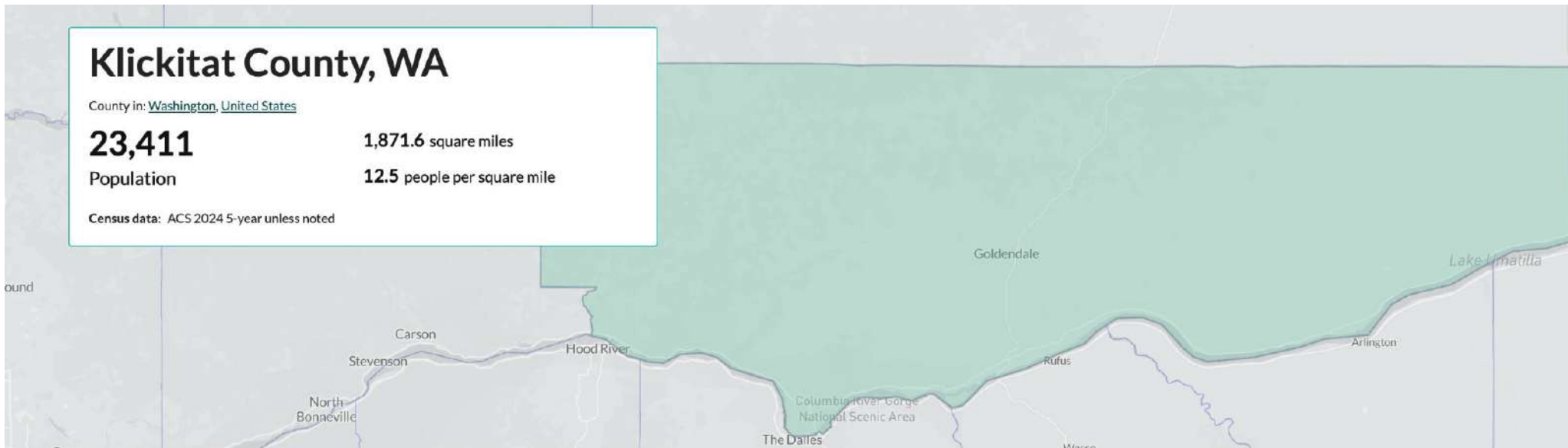
**23,411**

Population

**1,871.6** square miles

**12.5** people per square mile

Census data: ACS 2024 5-year unless noted



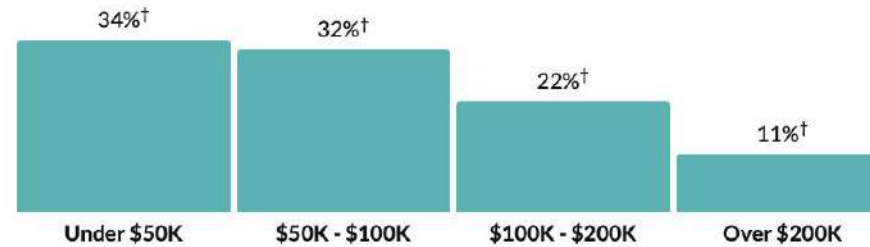
# \$71,042

## Median household income

about three-quarters of the amount in Washington: \$98,141

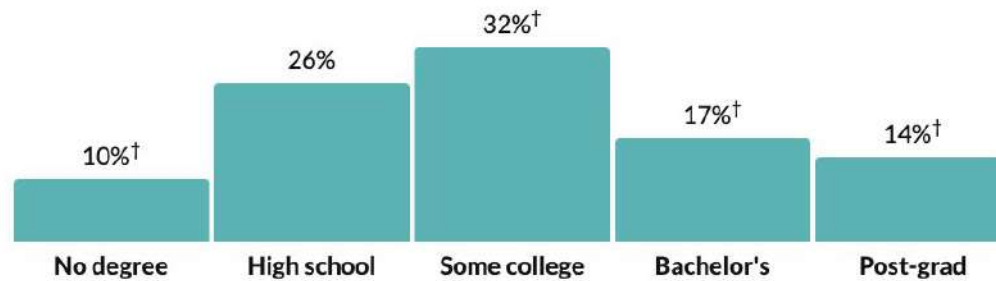
about 90 percent of the amount in United States: \$80,734

Household income



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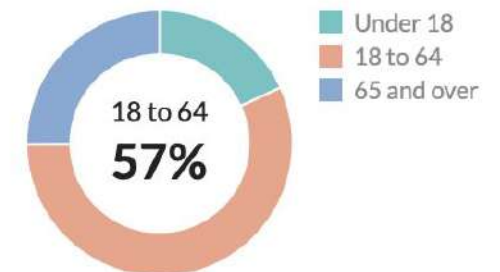
Population by highest level of education



\* Universe: Population 25 years and over

[Show data / Embed](#)

Population by age category



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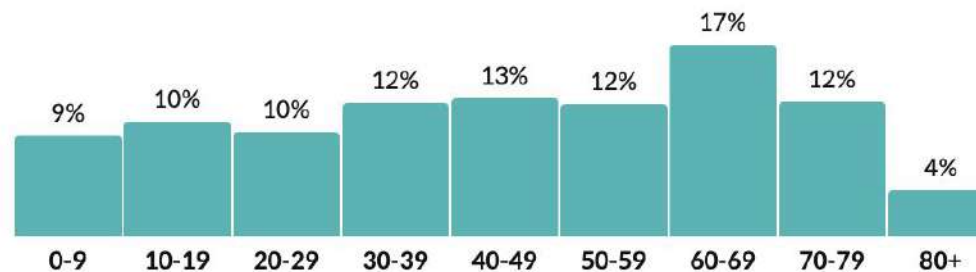
Age

# 46.8

## Median age

about 25 percent higher than the figure in Washington: 38.3

about 20 percent higher than the figure in United States: 38.9



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