

106 E 4th St, The Dalles OR
FOR SALE \$700,000



COPPER
WEST
REAL ESTATE

COMMERCIAL



CCIM

Workplace @ The **FOLEY**



Welcome to The Foley, an iconic 1906 Colonial Revival historic masterpiece! Thoughtfully restored and modernized in the heart of downtown The Dalles. The Foley is currently a beautiful workplace offering private offices, retail/service space, conference area, shared amenities and desks for lease. The building is 4 stories: There are 9 private office spaces, 3 retail/boutique/conference spaces, 1 coworking space (6 desks), 2 storage areas and 4 restrooms. The Carriage house is a separate building with potential for additional development space. The building is 60% leased and available for an owner user on the main floor or an investor who wants a hands on property. This is the only co-working space in the Dalles, opened in 2019, with many long term tenants.

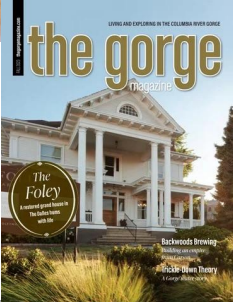


Featured on the National Register of Historic Places, this architectural gem combines its preserved historic details with contemporary updates, offering a vibrant space suited for a variety of commercial uses. The stunning, classic Colonial Revival details include grand columns, beech wood floors, restored pocket doors, elegant crown moldings, and the original oak staircase showcasing its true craftsmanship. Modern upgrades include tasteful fixtures, fresh and colorful wallpapers and updated heating and cooling systems throughout.

There are 7 parking spaces on site and ample street parking. Just one block from downtown, the site is positioned with great visibility and ample access.

Full financials, leases, renovation details available upon request and NDA.

<https://www.thefoley1906.com/>



Check out The Foley featured in the Gorge Magazine Fall 2023 Issue (pages 44-46)

[The Gorge Magazine Fall 2023 Issue](#)

Overview

Lot Size	.28 Acres
Zoning	CBC
Building Size	5,613 square feet
Yr Built	1906
Listing Price	\$700,000
PPSF	\$124.71
Cap Rate	4.39% <i>Actual</i> 8.34% <i>at 90% occupancy</i>

- **Exceptional Coworking / Multi-tenant office / Retail building**
- **Zoned CBC, highly flexible**
- **Fully renovated historic building**
- **Ready for Owner / User or Hands on Investor**
- **60% leased, lots of upside!**





106 E 4th				Offering
Building size	5613	Sales Price		\$700,000.00
Year Built	1906	PPSF		124.71
Zoning	CBC	Cap rate- True		4.39%
Lot size	10890	Cap rate- at 90% occupancy		8.34%
BUILDING				
Income	SF	monthly income	\$/SF/YR	Annual income
Actual Rental Income		\$4,746.00		\$56,952.00
Member fees actual				\$2,559.00
<i>Potential Rental income</i>		<i>\$3,090.00</i>		<i>\$37,080.00</i>
Vacancy Factor	10%			(\$9,403.20)
Potential Gross Income			\$15.85	\$87,187.80
Expenses				
			% of PGI	
Taxes	Actual 2024		9.13%	\$7,959.00
Insurance	Actual 2024		3.00%	\$5,756.00
Maintenance	Actual 2024		2.00%	\$8,335.00
Utilities	Actual 2024			\$6,746.00
	Total expenses		14.13%	\$28,796.00
	NOI			\$30,715.00
	NOI at 90% occupancy			\$58,391.80



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

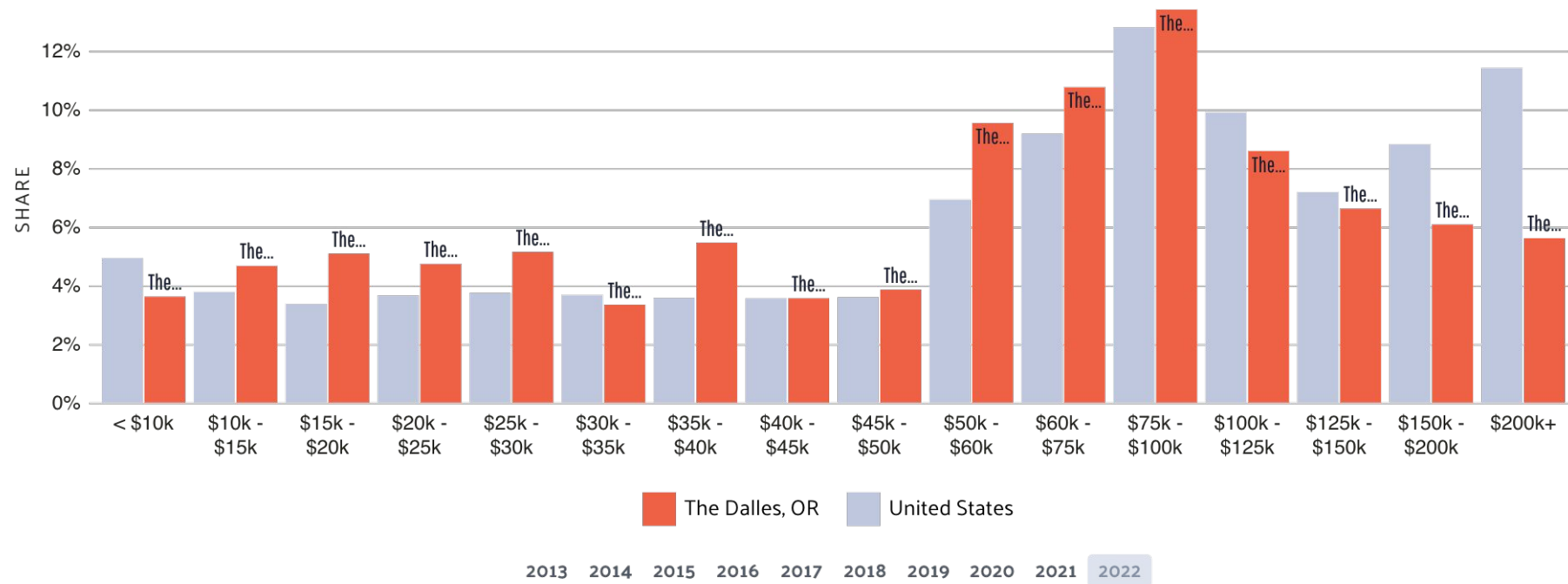
10.5K
 NUMBER OF HOUSEHOLDS
 ± 620

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](#).



PROPERTY VALUE

\$398,200

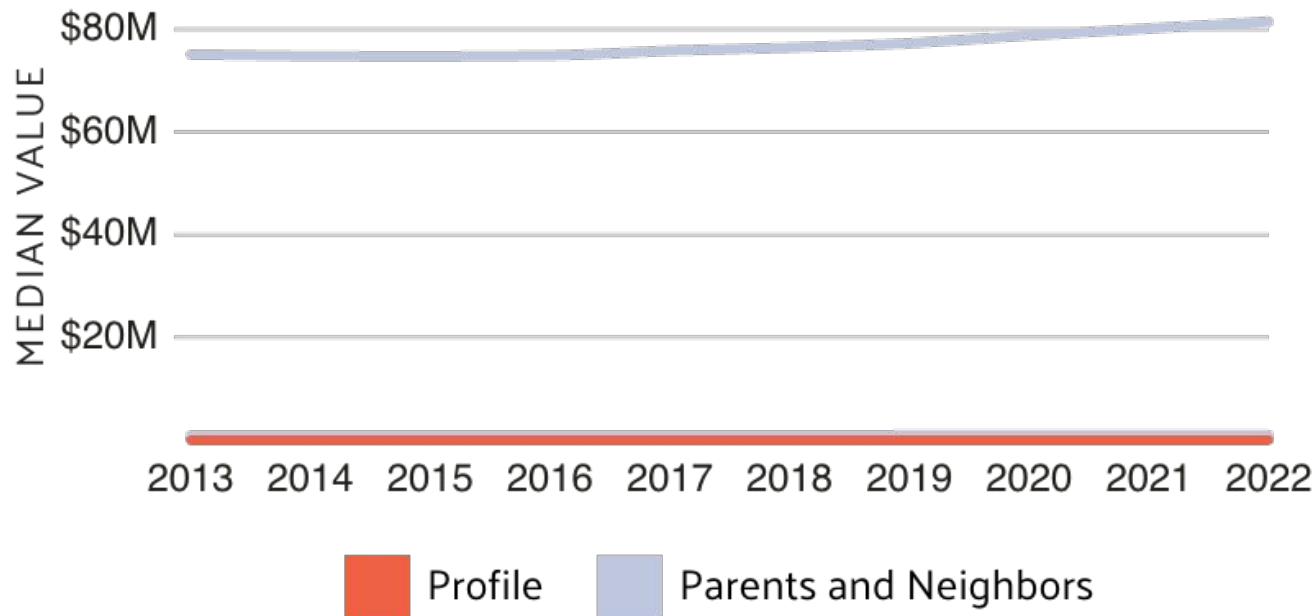
MEDIAN PROPERTY VALUE 2022
±\$15,695

\$6,830

MEDIAN PROPERTY TAXES
±\$473

The following chart display owner-occupied housing units distributed between a series of property tax buckets compared to the national averages for each bucket. In The Dalles, OR the largest share of households pay taxes in the \$3k+ range. The chart underneath the paragraph shows the property taxes in The Dalles, OR compared to it's parent and neighbor geographies.

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





COPPER
WEST
REAL ESTATE

COMMERCIAL



BUY • SELL • LEASE • INVEST

Anne Medenbach

CCIM, Commercial Broker OR/WA

541-645-0646

annem@copperwest.com

