

FOR SALE

OUTSTANDING INVESTMENT OPPORTUNITY

300 W Fourth St | The Dalles, OR 97058



14050 SW Pacific Hwy, Suite 212A, Tigard, OR
503.367.0516 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Nestled in the vibrant heart of downtown The Dalles, this 16-unit apartment complex offers an outstanding investment opportunity with strong existing income and room for value enhancement.
- Located just blocks from shops, dining, and the scenic Columbia River, this property appeals to tenants seeking both convenience and comfort.
- This is a well-maintained multifamily asset in one of Oregon's most desirable small cities. The complex presents immediate upside with one unit currently undergoing renovation and the majority having been done within the past 5 years. Potential to refresh others over time.
- Whether you're expanding your real estate portfolio or entering the multifamily market with a proven performer, this is an investment that checks all the boxes.
- 16 units, a mix of studio to 3-bedroom
- On-site parking for tenants
- Sale price \$1,950,000

FOR MORE INFORMATION:

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Unit #	Beds	Baths
1	3	1.5
2	1	1
3	1	1
4	1	1
5	1	1
6	2	1
7	2	1
8	2	1
9	2	1
10	1	1
11	1	1
12	1	1
14	1	1
15	1	1
16	1	1
17	0	1



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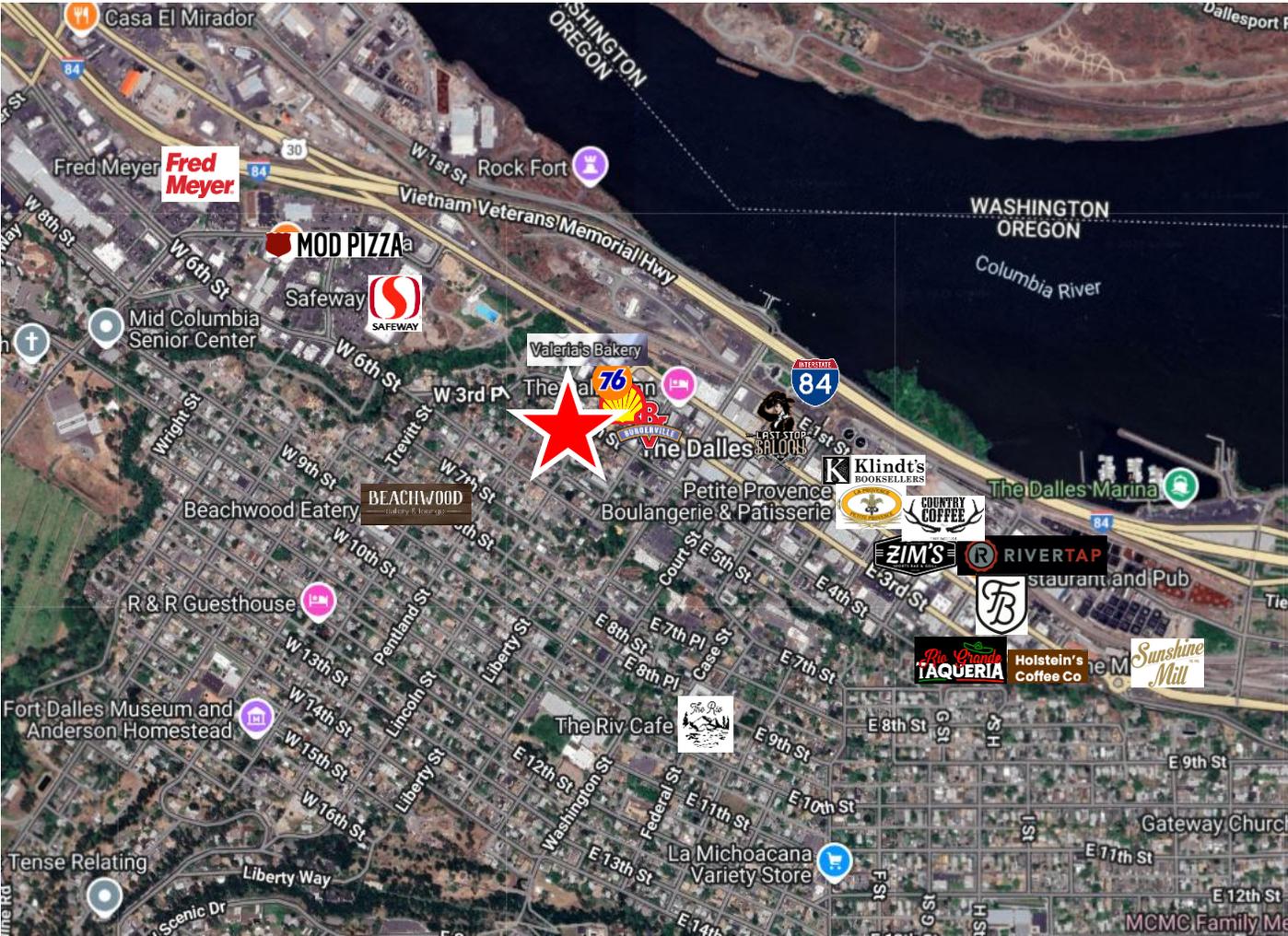
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2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	7,484	18,625	20,601
2029 Projected Population	7,435	18,507	20,489
Est. Average Household Income	\$70,743	\$77,169	\$77,078
Est. Total Businesses	872	1,428	1,567
Est. Total Employees	5,679	10,081	10,826

Average Daily Traffic

- West 4th St – 1,585
- West 3rd St @ Lincoln St NW – 3,664
- W 3rd Place @ W 3rd St NE – 6,957

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.