

For Lease - Office, Retail, Cafe
110 E Historic Columbia River Hwy, Troutdale Oregon



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|--------------------------------------|--|--|------------------------------------|
| Year Built 1906 Remodel | #MLS 18235745 | BAC 3.0% | Property Type Commercial |
| Parking Street, Off Street | Square Footage 1982 SF Main Floor 500 SF Basement | Zoning Central Business District | |

This charming building is primely located in the coveted Central Business District of Historic Downtown Troutdale adjacent to Mayor's Square City Park . Currently configured for Personal Services, Chiropractic, Message Therapist, Acupuncture, Naturopathy, Spa. Waiting and reception area, 9 office/ treatment rooms, two baths, laundry, and kitchen. Easily divided into 2 separate units with room in back for outdoor seating/activities. Ample off-street parking in rear. Landmark building with 10-foot by 25-foot mural that looks out toward the Columbia River Gorge and depicts Troutdale as a still-rural railroad town circa pre-Prohibition era of 1913 to 1919. Truly a distinctive property! Landord will consider conversion to retail/cafe or rent individual offices mo-mo starting a \$400. Landord/Owner is a Or Real Estate Broker.

- Lease Rate: \$20/SF NNN
- 50 ft of road frontage
- 1,982 SF main floor w/ 500 SF basement
- 0.11 Acres
- Heat pump, electric
- Stucco exterior
- New metal roof
- Exit 17, I-84
- Between Buxton and Dora Streets
- 16 Minutes to PDX
- 2 Sewer/2 Electric meter

Karen Schaaf, Broker
 503-666-2020 (Office)
 503-705-6987 (Cell)

2072 NE Burnside Rd
 Gresham , Of 97030
 503-666-2020 (Office)



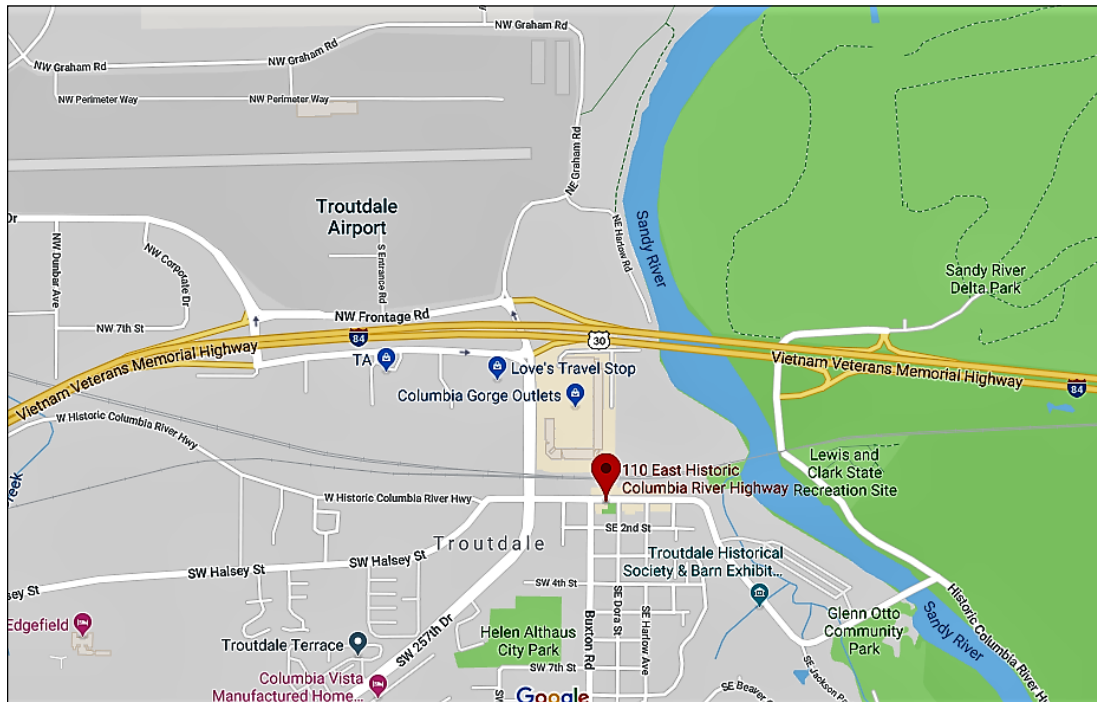
RE/MAX EQUITY GROUP

2015 REMAX, LLC Each office independently owned and operated.



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Location Amenities

Oregon's Western "Gateway" to the Columbia River Gorge National Scenic Area—The Nation's largest designated Scenic Area <http://www.fs.usda.gov/crgnsa>

Starting point for the Historic Columbia River Highway Scenic Byway — Internationally lauded for spectacular waterfalls, architectural gems, and magnificent overlooks of the Columbia River Gorge <http://traveloregon.com/trip-ideas/scenic-byways/the-historic-columbia-river-highway/>

40- Mile Loop Trail- Passes along the riverfront near the property, that when finished, will connect 140 miles of non-motorized trail. https://en.wikipedia.org/wiki/40-Mile_Loop & http://40mileloop.org/wordpress/?page_id=8

Sandy River Delta Park - 1400 acres of wilderness trails and by far the largest of the greater Portland off-leash canine playgrounds . <http://www.fs.usda.gov/recarea/crgnsa/recreation/hiking/recarea/?recid=29976&actid=50>

Growing Artist Community— Great vistas inspire great art, attracting well known artist who now call the Gorge home <http://www.troutdaleartcenter.com/about-the-art-center.html> & <http://gorgeculture.org/>

Columbia Gorge Outlets - KEY TENANTS: Adidas, Coach, Carter's, Eddie Bauer, Gap Outlet, Gymboree, Levi's, Samsonite, Tommy Hilfiger. More than 49,300 vehicles travel daily on I-84 past the center with another 19,300 vehicles traveling daily on NW 257th Way. <https://shopcolumbiagorgeoutlets.com/>

Historic McMenamins' Edgefield- Built in 1911 as the county poor farm, the 74- acre destination resort blends Oregon's natural beauty with McMenamins' signature whimsy: original buildings carefully restored with cozy interiors, gardens grown using organic methods, great food and drink, live entertainment and more. <https://www.mcmenamins.com/edgefield>

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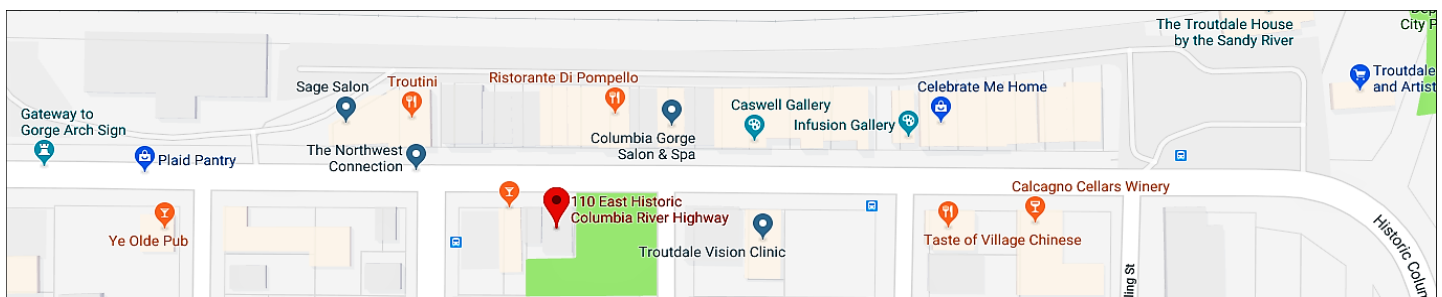
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About Historic Downtown Troutdale

Troutdale's main street is very quaint with an old fashioned downtown nestled against the wild beauty of the Columbia River Gorge National Scenic Area. Browse its main street filled with art galleries, specialty shops and brew pubs and visit nearby historic sites, like the Harlow House, Depot Rail and Barn Museums. Nowhere else in the world does such a wild and scenic steelhead river flow through such a densely populated area as the Sandy River does through Troutdale. A popular launching point for hiking, cycling, boating, and water sports, and literally minutes from some of Oregon's most recognized icons; Vista House, Multnomah Falls and Bonneville Dam.



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