

FOR SALE

PROPERTY SUMMARY

RARE HISTORIC DOWNTOWN MIXED-USE BUILDING

303-305 E HISTORIC COLUMBIA RIVER HWY

TROUTDALE, OR 97060

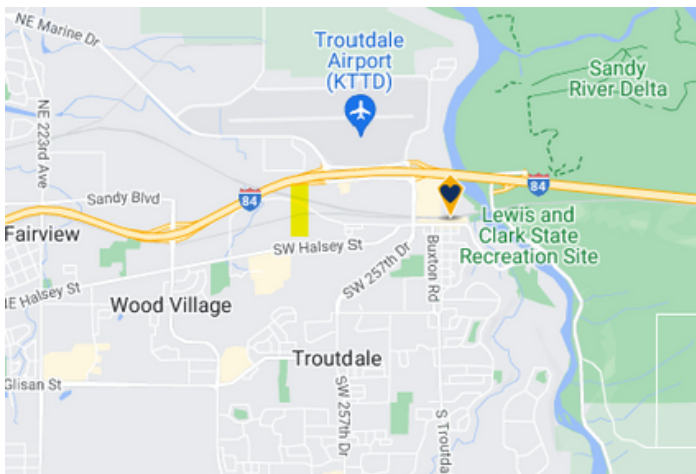


PROPERTY DESCRIPTION

Nestled in the heart of Troutdale's bustling historical downtown district, the retail property at 303 E Historic Columbia Highway offers a prime location for businesses looking to tap into the area's vibrant atmosphere. This charming property is surrounded by a diverse array of dining options, cozy coffee shops, and a variety of retail and office spaces, creating a dynamic environment perfect for foot traffic and customer engagement. Accessibility is a breeze, with the property being conveniently reachable from I-84 and other local thoroughfares, ensuring a steady flow of potential customers. Additionally, the availability of public parking adds to the convenience, making it an attractive spot for both shoppers and employees. This property is not just a space; it's an opportunity to be part of Troutdale's rich history and thriving community.

OFFERING SUMMARY

Sale Price:	\$849,000
Building Size:	2,752 SF
Main Level:	1,831 SF
Lower Level:	921 SF
Lot Size:	2,478 SF/0.057 AC
Parking:	On-Street & Public Lot
County:	Multnomah
Zoning:	CBD MU-1 Downtown Mixed Use
2023 Property Taxes:	\$1,681
Year Built	1998



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All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated.

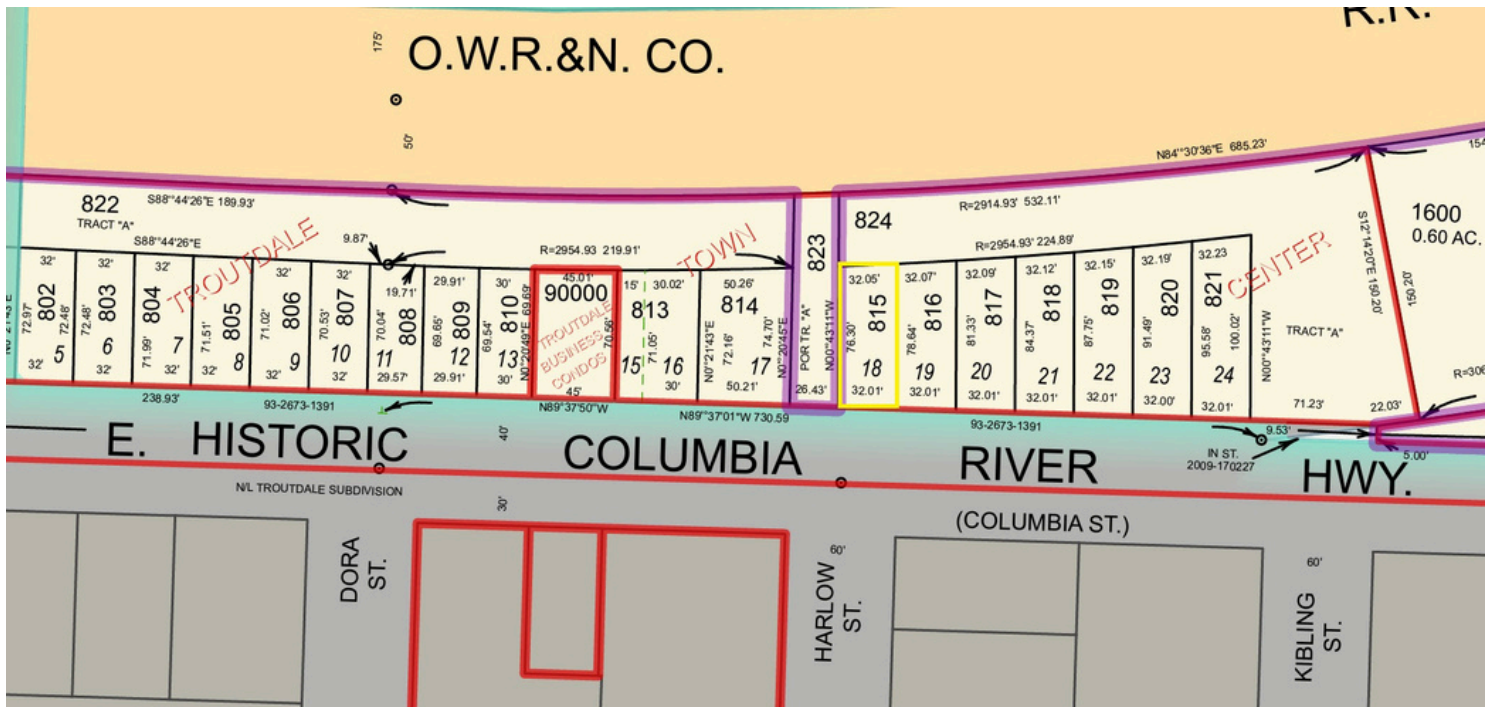
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AERIAL MAPS & PHOTOS

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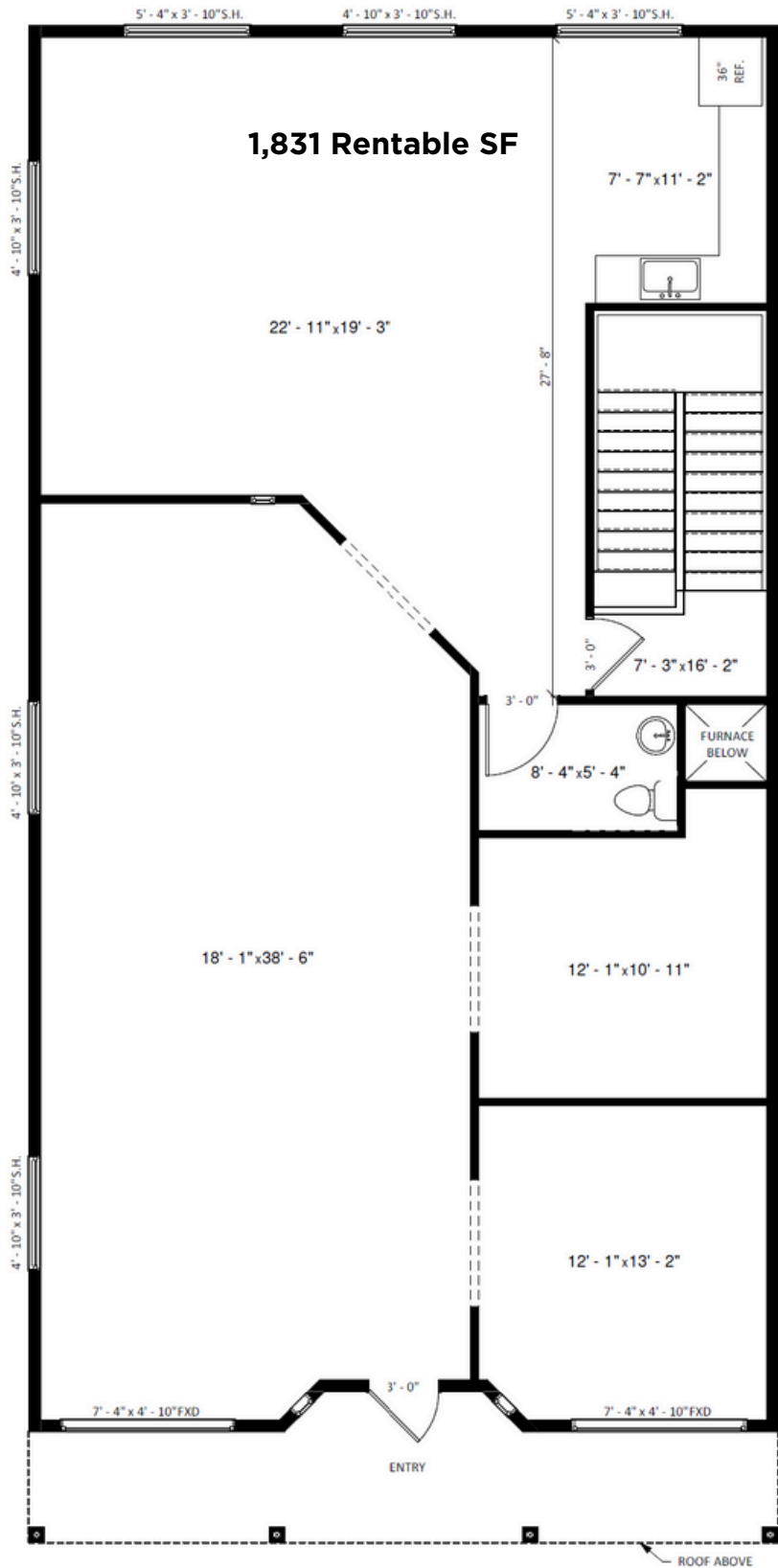
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UPPER LEVEL FLOOR PLAN

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LOWER LEVEL FLOOR PLAN

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