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414 WASHINGTON ST

4 story office building for sale in the heart of The Dalles' vibrant and historic downtown.

THE DALLES, OR, 97058

11.6K SF BUILDING SIZE	*1930* YEAR BUILT
19,602 SF LAND SIZE	*$783K* SALE PRICE

Four-story office building, fully sprinklered with elevator access, conveniently located near I-84.

PROPERTY INFORMATION

FIRST FLOOR	Reception area and 3 offices
SECOND FLOOR	8 offices, conference room, restrooms with shower
THIRD FLOOR	Reception area with skylight, 4 privates, 3 areas for workstations, kitchen and immediate access to 4th floor
FOURTH FLOOR	Open office with conference room and rooftop deck
TOTAL SIZE	11,600 SF
LAND SIZE	19,602 SF
TYPICAL FLOOR PLATE	2,938 SF
PARKING	16 on-site parking spaces
YEAR BUILT	1930
ZONING	CBC, The Dalles
SALE PRICE	$783,000
TAXES	$12,039

FINANCIAL SUMMARY

ANNUAL INCOME	$30,120
NOTE: 45% OCCUPIED/55% VACANT	
ANNUAL EXPENSES	($33,994)
NET OPERATING INCOME	($3,874)
PROJECTED INCOME (9,512 SF @10/SF)	**$95,120**
PROJECTED EXPENSES	($48,758)
PROJECTED NOI	+$46,362

INVESTMENT HIGHLIGHTS

STRATEGIC LOCATION AND TRANSPORTATION

Situated on Interstate 84 and the Columbia River, The Dalles has excellent transportation links. It is a central hub for river, rail, and road commerce, providing easy access to major West Coast cities like Portland and Seattle.

BUSINESS INCENTIVES AND RESOURCES

The city and Wasco County offer a variety of programs to attract new businesses.

Enterprise Zones: The Wasco County Joint Enterprise Zone provides qualifying businesses with a 100% abatement on local property taxes for new investments in plant and equipment.

Opportunity Zones: Certain census tracts in The Dalles are designated as federal Opportunity Zones, which offer tax incentives for long-term investments in economically disadvantaged communities.

Urban Renewal Grants: The Columbia Gateway Urban Renewal Agency offers grants and other assistance for property owners to improve and redevelop properties within the urban renewal district.

INFRASTRUCTURE

The Dalles provides a robust infrastructure, including reliable energy providers, a well-distributed communications network with an open-access fiber loop, and ample water and sewer capacity.

WORKFORCE

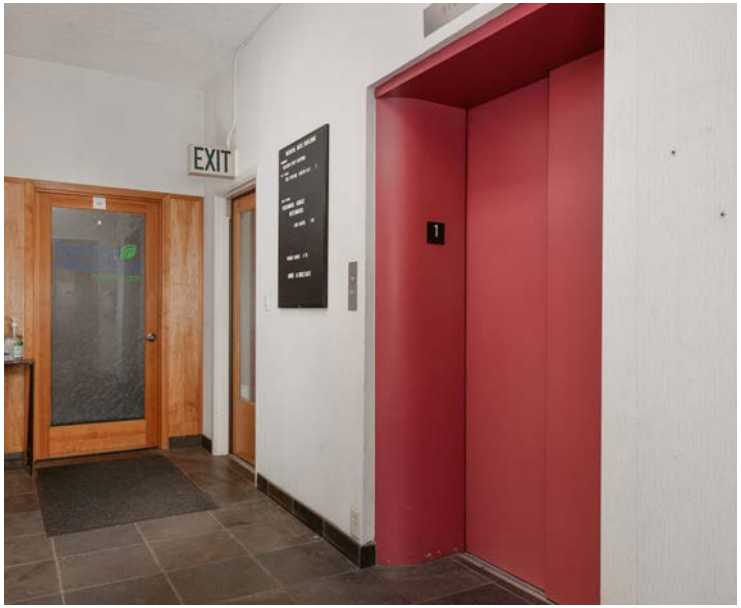
The region has a trained workforce, supported by institutions like Columbia Gorge Community College.

LOWER COSTS

The Dalles offers more affordable industrial and commercial land compared to the more crowded and expensive Portland metropolitan area. This, combined with low energy costs, makes it a financially viable option for many companies.

QUALITY OF LIFE

The city offers a small-town atmosphere with access to urban conveniences and a high quality of life. The dry climate and abundance of sunshine, particularly in comparison to the western side of the state, are often cited as a benefit. The proximity to outdoor recreation and a close-knit community are also attractive to potential employees.


EXIT
1

EXIT

WASHINGTON ST

VIEW FROM BALCONY

THE DALLES
MEDICAL ARTS
BUILDING

LOCATION OVERVIEW

SUPPORT FOR NEW AND EXPANDING BUSINESSES

The Dalles serves as a regional hub for retail, services, and government, fostering a community that champions local businesses.

CONVENIENT ACCESS TO ESSENTIAL UTILITIES

Reliable and affordable access to utilities, including high-speed internet (via a fiber optic loop), electricity, and water.

SMALL-TOWN CHARACTER WITH URBAN CONVENIENCES

Relatively affordable cost of living compared to nearby larger cities is a draw for attracting and retaining a local workforce.

THE PICTURESQUE COLUMBIA RIVER GORGE

Growing tourism industry provides opportunities for businesses in food services, accommodations & outdoor recreation outfitters.

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For more information on this property, please contact

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