



# FOR SALE / LEASE

OFFICE SPACE | RETAIL | STORAGE

\$1,100,000.\*

523 E 3RD ST  
18,500 SF

*\*Available for Lease for \$10,000 a month, Modified Gross  
- please call for more details*

**debbie**  
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estate

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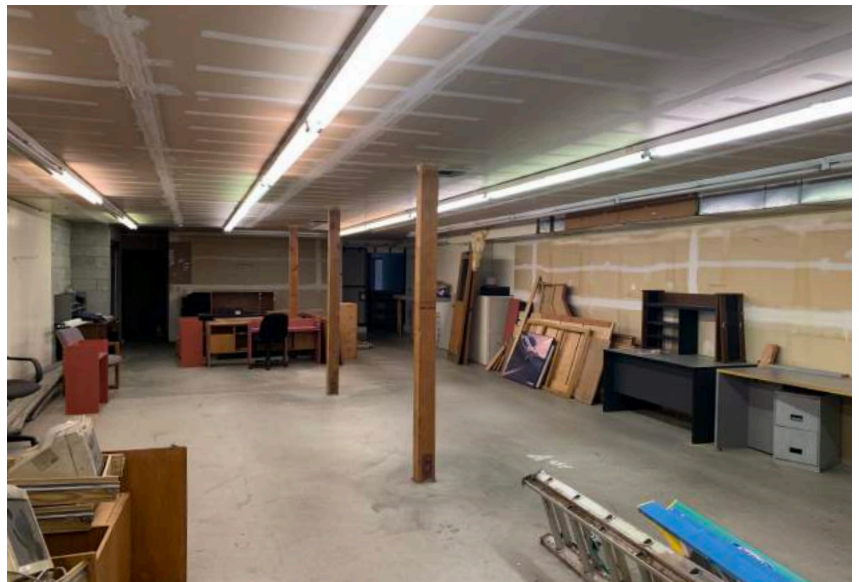
# THE PROPERTY

## NOW AVAILABLE

for sale or lease, 523 E 3rd Street is centrally located in historic downtown The Dalles right on the shores of the beautiful Columbia River.

The classic downtown area of The Dalles has been emerging with all kinds of new energy and creative enterprise. This area is filled with cafes, restaurants, wineries, and trails and attracts a growing population of hikers, bikers, and adventure seekers. Nearby businesses include Ace Hardware, Liberty Tapworks, Downey Furniture, Kainos Coffee, Urban Paper, and Klindt's Booksellers.

The property occupies an entire half block which includes separate office space, showroom with three walls featuring floor to ceiling windows, and an incredible amount of industrial storage space.



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## FEATURES

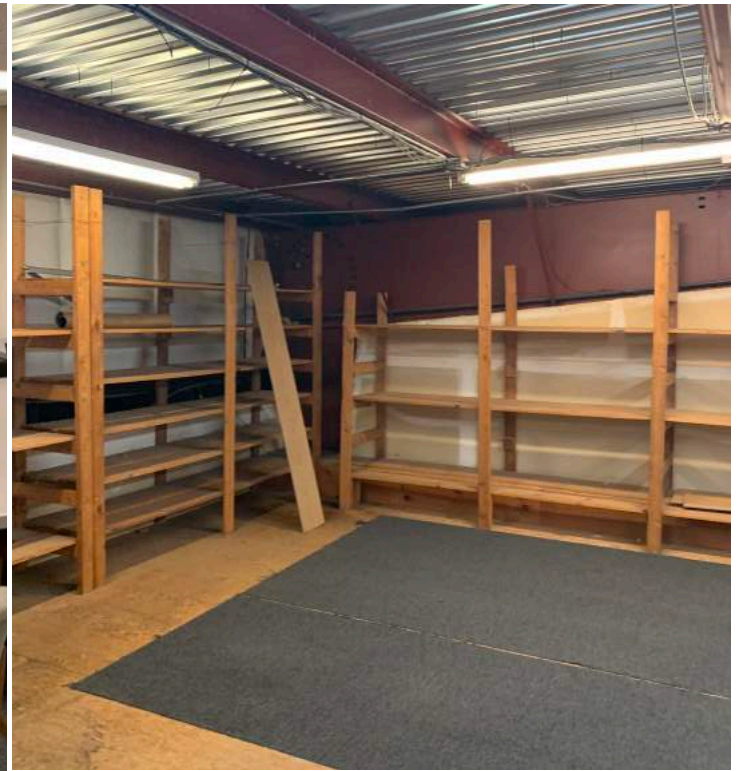
- 18,500 SF Structure
  - Half block lot
  - 2019 Property Taxes: \$15,325
  - Showroom w/ three walls of floor to ceiling windows
  - Separate office space
  - Large industrial storage area
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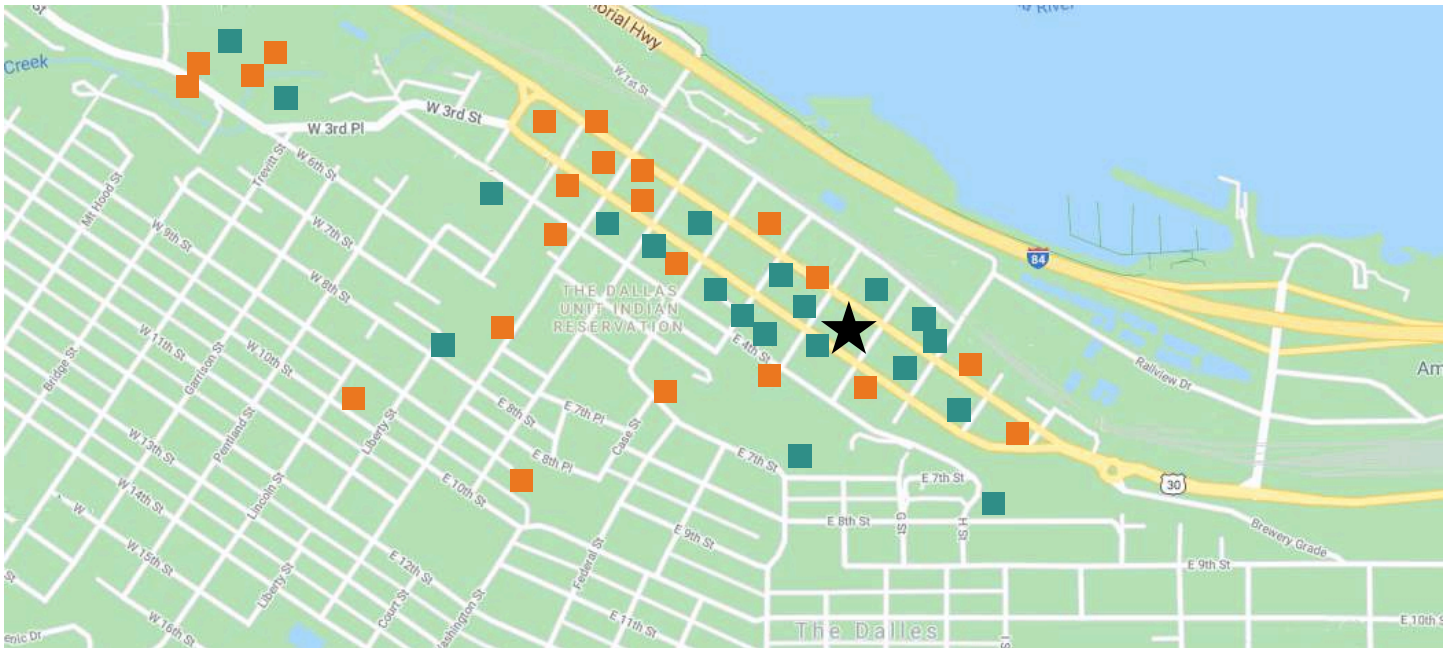
# THE SPACE

The property features a **18,500 SF** freestanding commercial building with high ceilings, large industrial storage, and features three restrooms, break room/ office, and spacious entry with floor to ceiling windows. It recently received a clean rating on both a full Phase 1 and Phase 2 Environmental Site Assessment.

Formerly operating as a car dealership, this building would be a nearly turnkey option for an office, showroom, commercial space, light manufacturing, or retail space.



# AROUND THE NEIGHBORHOOD



## RETAIL SERVICES

Ace Hardware  
Sigman's Flowers & Gifts  
Pioneer Electric  
Safeway Grocery  
Curio + PlantLove  
Urban Paper  
Sawyer's Ace Hardware  
The Dalles Wedding Place  
High Hills Salon & Spa  
Klindt Booksellers  
National Neon Sign Museum  
Bohn's Printing & Office

## RESTAURANTS

Liberty Tapworks  
Grinder's Coffee  
15 Mile Winery  
Rivertap Pub  
Burgerville  
Freebridge Brewing  
Baldwin Saloon  
Petite Provence Bakery  
Sunshine Mill Winery  
Zim's Brau Haus Restaurant  
Moody Tolbridge Winery  
Tacos Del Rio  
Last Stop Saloon  
Clocktower Ales  
Canton Wok  
Freebridge Brewing  
Sweetheart Bake Shop  
Cafe De Bella Vie  
MillCreek Coffee  
Beechwood Restaurant  
Taqueria La Fogata  
The Riv Cafe

## FOR MORE INFORMATION CONTACT:

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