



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
thomas

real
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.



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
-

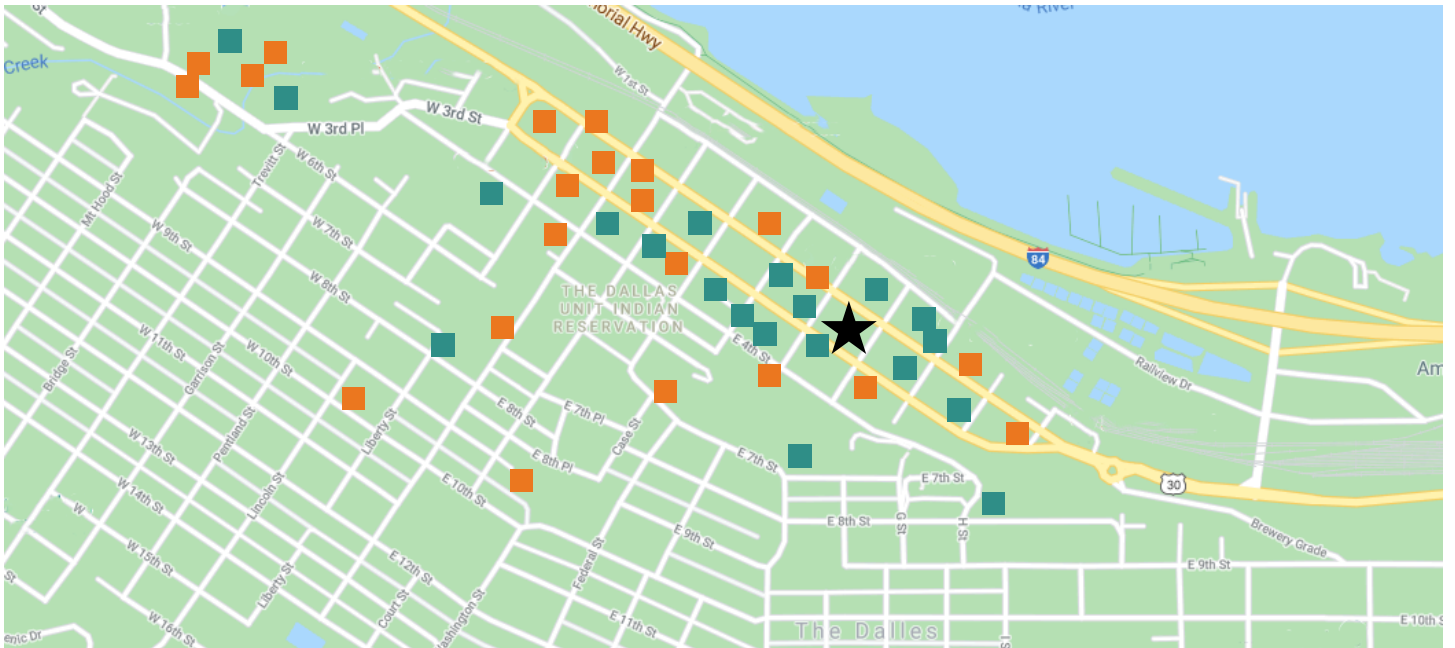
THE SPACE

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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