

# For Sale

Downtown Troutdale, OR  
107 E. Historic Columbia River Hwy



**Offered at \$1,150,000**

Signature Troutdale Building in the heart of busy vibrant Downtown Troutdale- "Gateway" to Columbia Gorge Scenic Area.

Tenants include Chamber of Commerce Visitor Center, Edward Jones Financial, Custard Insurance Adjusters, Leamy Printing.

Year built 1998, brick and frame construction.

6854 square feet on 3 levels; 3191 square foot lot.

Adjacent to public parking in the rear; free street parking, easy access to I-84.

Second level set up as office suites.

Printing shop on lower level.

Current Income \$88,200

Property Taxes: \$10,598 2016-2017 tax year

Contact: Sue O'Halloran, Principal Broker,

503-661-8000 office 503-780-4814 cell

Kohler Meyers O'Halloran, Inc.

15 NE 3<sup>rd</sup> St Gresham, OR 97030

[www.kmorealestate.com](http://www.kmorealestate.com)

