

COMMERCIAL PROPERTY DESCRIPTION

301 N WASCO COURT, HOOD RIVER

Asking Price	\$1,190,000
Lot Size	0.67 AC / 29,338 SF
Property Zoning	Light Industrial
Property Subtype	Warehouse/Manufacturing
Opportunity Zone	Yes
Usable Building Area	4650
No. Stories	1 story, with 650 sq ft mezzanine
Year Built	2000
Price Per SF	\$256
Sale Type	Investment or Owner User
Building Class	B
No. Drive In / Grade-Level Roll-up Doors	One, 10' x 12'
Building Entrances	Three
Parking Spaces	Twelve
Parking Ratio	2.58/1,000 SF
Water	City Water
Sewer	City Sewer
Gas	NW Natural Gas

COUNTY PROPERTY TAX ASSESSMENT (2024)

Parcel Number	03N-10E-26-CA-3500
Land Assessment	\$359,520
Improvements Assessment	\$370,990
Total Tax Assessment	\$730,510

BUILDING OWNER'S ANNUAL NOI (2024)

Rent, @ \$1.25/ft ² monthly	\$69,750
Property Taxes	\$6,296
BOP Insurance	\$1,897
Maintenance	\$600
Net Operating Income (NOI)	\$60,957
Cap Rate	5.1%

ANNUAL UTILITIES (2024)

City Water & Sewer	\$1,842
Heating - Natural Gas boiler for radiant floor heating	\$1,395
Electric - Pacific Power, with 17.1 MWh solar power genation	\$298
Total Annual Utilities	\$3,535

FEATURES & AMENITIES

Flexible open work and storage space
Radiant Floor Heat
Solar Power Generation
Interior ventilation and air circulation
3 Offices
Air Conditioned Offices
ADA Restroom
650 sq ft mezzanine
Security system with cameras and alarm
Cat-5 LAN network for office and workstation connectivity
Kitchen/break area
Adjacent to City Bus Line