

FOR LEASE

1215 B Street, Hood River, OR



**COPPER
WEST**
REAL ESTATE



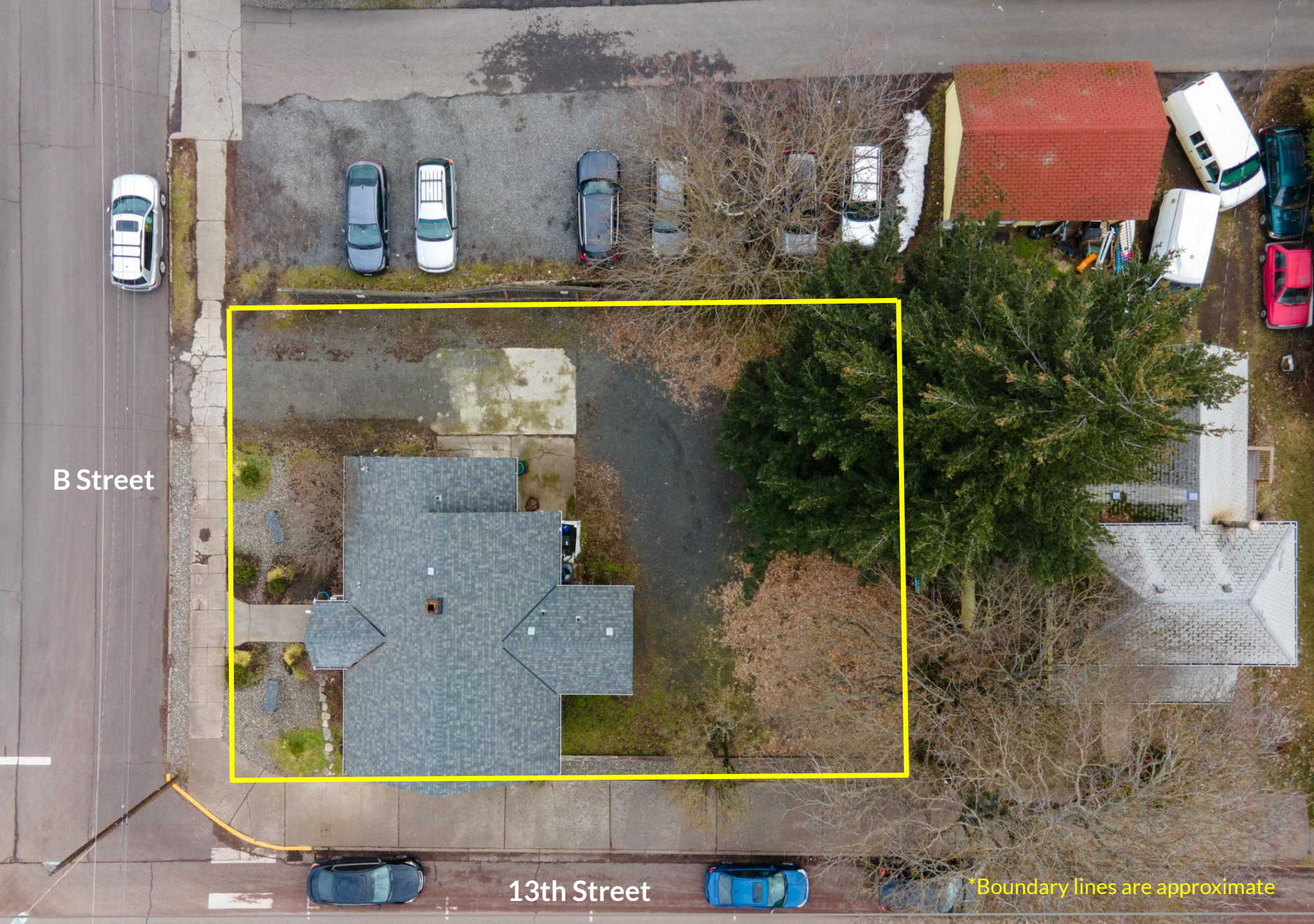
COMMERCIAL

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B Street

13th Street

*Boundary lines are approximate

Overview

| | |
|---------------|-------------------------------------|
| Building Size | 1,288 + 800SF <i>finished bsmnt</i> |
| Lot Size | .16 acres |
| Zoning | C2 |
| Lease Price | \$18/sf/yr+NNN |
| Lease term | 1-3 years preferred |

TURN-KEY HEIGHTS COMMERCIAL

- Ready to go for a small retail, medical or office, or salon.
- Move in ready!
- Exterior yard for events, parking, seating
- Great access and visibility
- Could also be restaurant, flexible zoning
- 4 on site parking spaces





Property Overview:

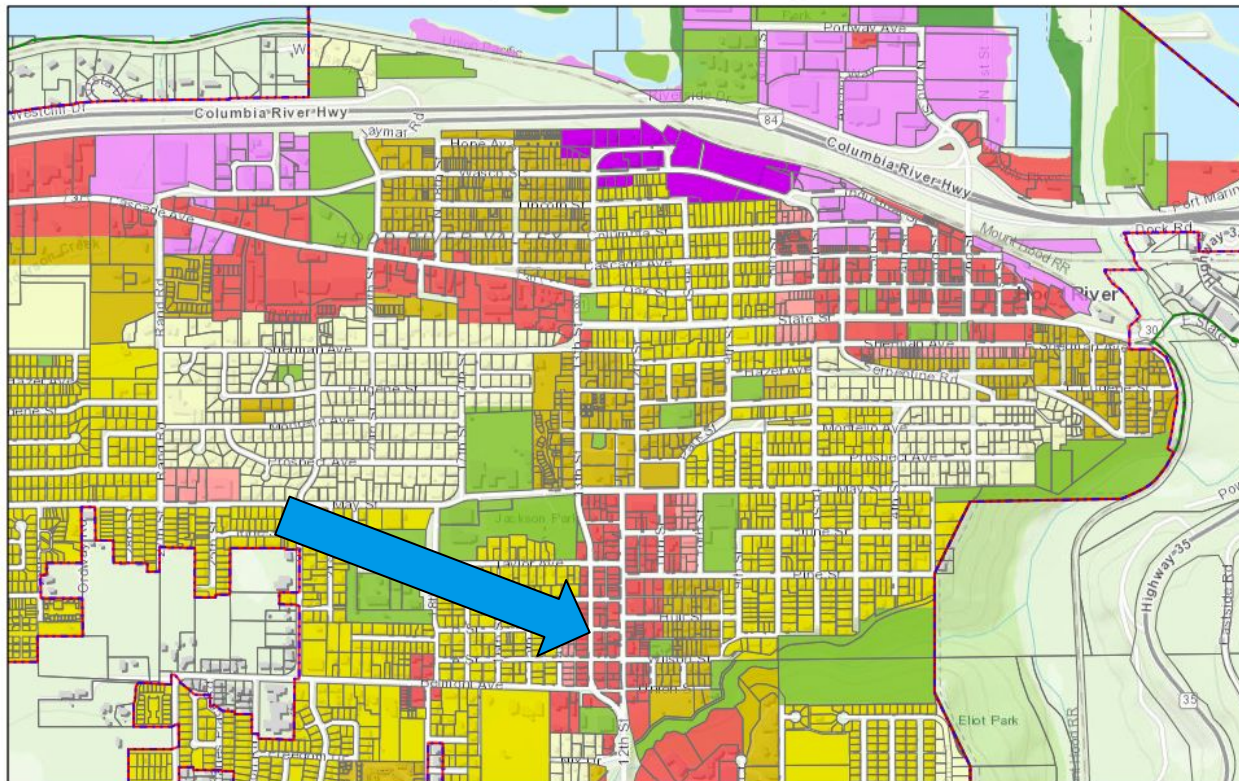
Super Cute building in busy corner! Previously a salon and health care office, the first floor boasts 3 treatment rooms, restroom, reception and open area. Nicely finished and bright.

The basement is fully built out, but not permitted.

Park up to 4 vehicles stacked on site, ample street parking and visibility on 13th. Surrounded by restaurants and businesses in bustling Heights District.

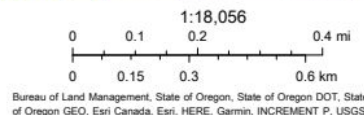
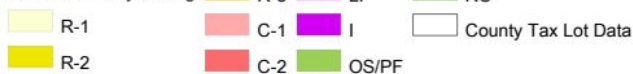


City of Hood River Zoning



9/13/2023, 8:48:17 AM

Hood River City Zoning



<https://hoodriver.municipal.codes/HRMC/17.03.050>

Zoned C-2, the parcel is the most flexible zoning in the City.

Outright permitted uses include:

- Rooming and boarding houses
- Home occupations
- Bed and breakfast
- Family day care
- Residential care facility
- Group residential, if less than 15 persons
- Transportation facilities
- Accessory dwelling units
- Residential use of existing detached single-family dwellings, manufactured homes, duplexes and triplexes
- Hosted homeshares
- Vacation home rentals

Subject to Site Plan Review:

- Commercial uses
- Industrial uses incidental and essential to an on-site commercial use
- Change of use
- Parking lots of four (4) or more spaces, new or expanded, and or the equivalent of paving equal to four (4) or more parking spaces
- Multi-family dwellings for residential use, with a minimum density of 11 units/net acre.
- Group residential, if fifteen (15) or more persons
- Professional Office and Office Uses.



Your Commercial Broker in The Gorge.



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