

Property Summary

FOR SALE



PROPERTY DESCRIPTION

Price Improvement!

Embark on a rare investment journey at One55Elm. This 12,388 square foot historic building boasts 2 main event halls, a community room, a kitchen, a master suite for short-term rental, an expansive loft with two suites, and a spacious basement with a shop and several rooms for activities. Originally a church built in 1923, One55Elm is rich in historical charm, exuding enduring appeal and character. Zoned as Commercial mix use overlays, this property is a canvas for the creative owner-user, offering 74 city-approved potential legal uses. Unleash your imagination and take advantage of multiple streams of income this property offers.

PROPERTY HIGHLIGHTS

- - Office, Retail, Short-Term rental, Shop- Multiple streams of income
- - Two event space for weddings & special events.
- - Three Airbnb units in operation
- - Brand new breaker panel up to 2025 code
- - Roof replaced in 2012

OFFERING SUMMARY

Sale Price:	\$729,000
Number of Units:	3
Lot Size:	0.16 Acres
Building Size:	12,388 SF

DEMOGRAPHICS	1 MILE	10 MILES	30 MILES
Total Households	1,073	21,597	217,674
Total Population	2,715	55,962	571,215
Average HH Income	\$126,112	\$104,134	\$123,916

Nancy Dong

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LOCATION DESCRIPTION

Nestled in the picturesque Southwest Washington, the location of 155 Elm St, Kalama offers a unique blend of natural beauty and economic potential. With convenient access to Interstate 5 and the scenic Columbia River, the location provides an ideal balance of accessibility and charm. Prospective investors can look forward to tapping into the region's economic vibrancy and seamless connectivity while enjoying the serene beauty of the Pacific Northwest.

EXTERIOR DESCRIPTION

Brick and cedar siding shingles, stone foundation, composite roof

INTERIOR DESCRIPTION

The building consists of 3 stories-

1) Main floor-

The Lobby with adjacent East bathroom, 2 big event spaces, "The Sanctuary" 1520 sq ft event space, "The Court" 1950 sq ft event space; "Fireside" community room 598 sq ft space for gathering, fully equipped non-commercial kitchen at 170 sq ft, laundry room 223 sq ft, "DJ" storage room, bedroom suite with West bath 600 sq ft. Hallways, stairway to attic. and other nooks and crannies.

2) Basement- A full workshop with garage door access. HVAC/furnace room, two spacious rooms for office or conversion, bathroom.

2) Attic- two Airbnb units, framed-in addition, expansive space for buildout.

PARKING DESCRIPTION

Street parking only.

POWER DESCRIPTION

Gas & Electric, city water/sewer

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Complete Highlights

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Additional Photos

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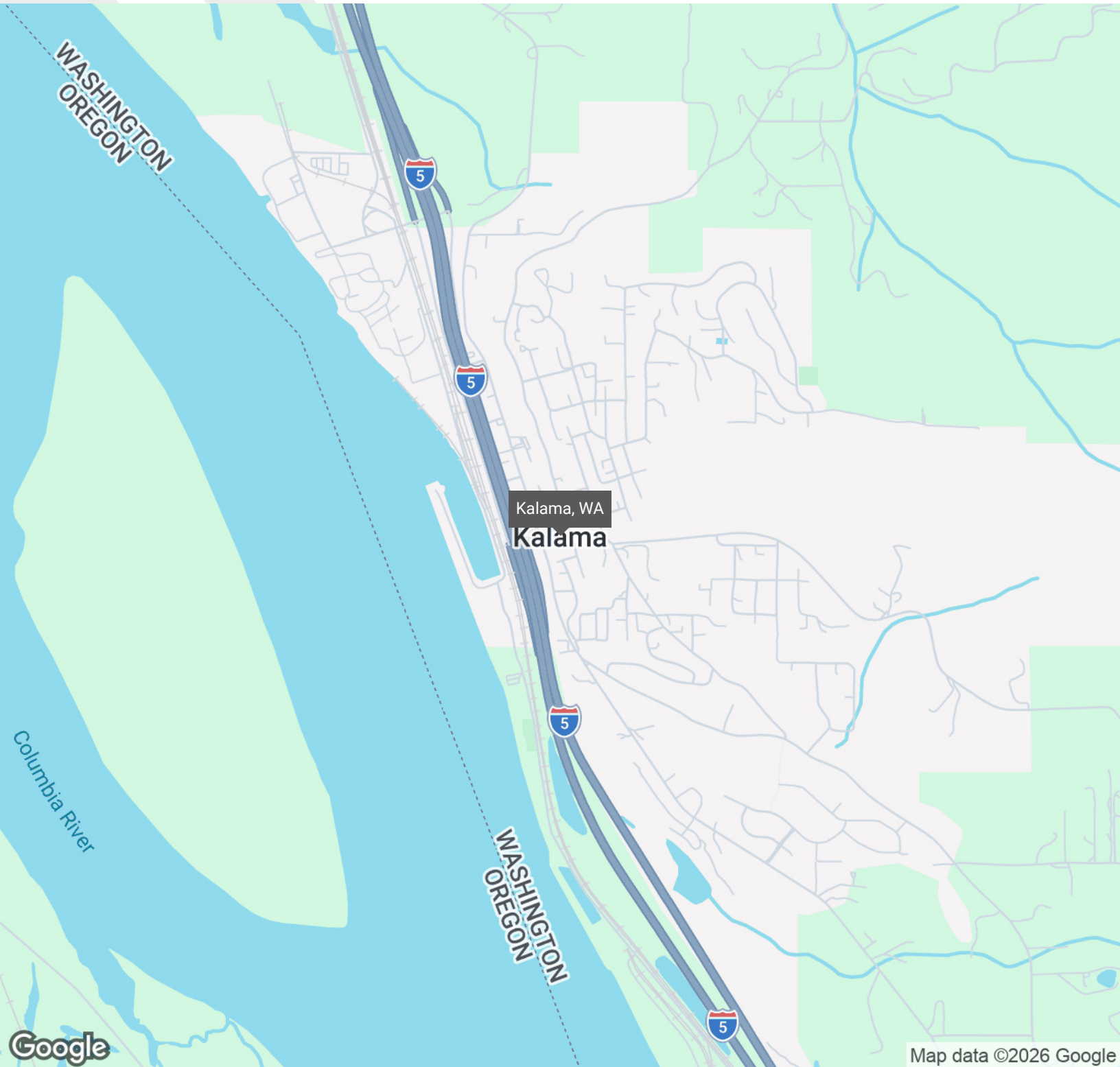
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Regional Map

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Location Map

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