

FOR SALE

315 E 2nd St., The Dalles

\$440,000



COPPER
WEST
REAL ESTATE

COMMERCIAL



CCIM



Overview

Lot Size	.050 Acres
Zoning	CBC
Building Size	2,700 square feet
Yr Built	1880
List Price	\$440,000 (building only)
PPSF	\$162
Cap Rate	7.09% (proforma)

- Building & Business for sale. Pricing for business upon request.
- Turn-key, ready for new owner
- Systems are updated: power, well maintained boiler, roof maintenance agreement.
- Community event space, storage and easy parking.
- Right sized retail





Welcome to Klindt's Booksellers & Stationers, the Oldest Bookstore in Oregon!

With original bookshelves and squeaky hardwood floors, Klindt's Booksellers invites you to browse our selection of books, eclectic cards, journals, children's toys, crafts, stationery and much more. They have a wide range of book titles, both new and out of print. From cooking, baking and brewing to mystery, sci-fi and thriller, we have something to please bookworms and casual readers alike.

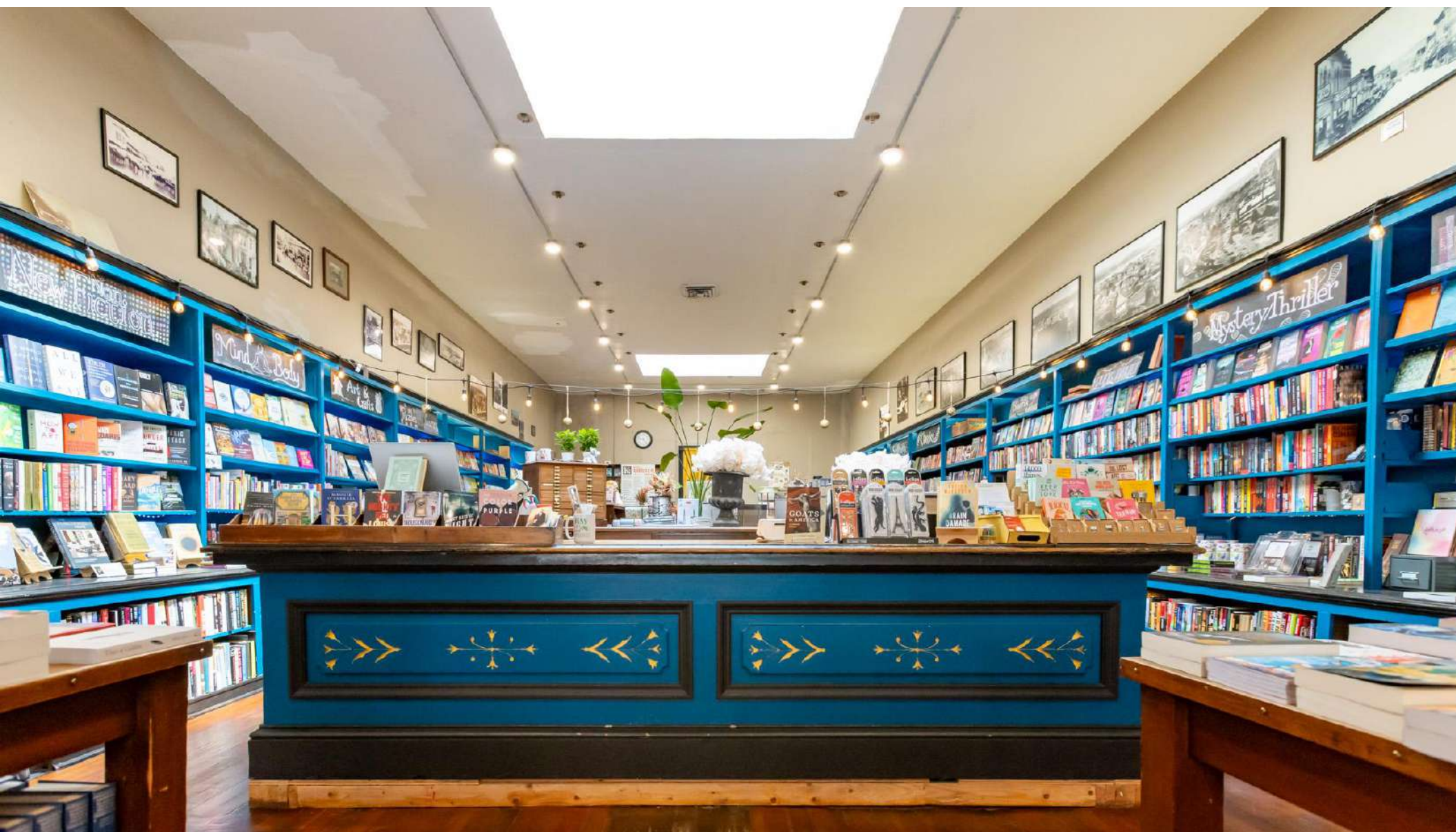
As the oldest bookstore in Oregon, Klindt's Booksellers is proud to serve The Dalles and the Columbia River Gorge, as well as readers who drive from far off lands to visit us. But, what truly makes Klindt's Booksellers special is the staff who share a passion for promoting reading and literacy in the community and supporting authors.

This is a beautifully maintained community mainstay. Both Building and business are for sale (pricing available upon request for business). Carry on this vibrant and relevant piece of history, or create a new concept.

<https://klindtsbooks.com/welcome>



Click [HERE](#) to see the video





315 E 2nd		Offering	
Building size	2700	Sales Price	\$440,000.00
Year Built	1880	Cap rate	7.09%
Zoning	CBC	PPSF	\$162.96
Lot size	2700		

INCOME	SF	monthly income	\$/SF/YR	Annual income
Mkt. Rate	2700	\$2,475.00	\$11.00	\$29,700.00
Reimbursebles			\$2.25	\$6,076.19
Estimated Gross income				\$35,776.19
EXPENSES		%of PGI		
Taxes	Actual 2025	4.06%	\$0.54	\$1,451.52
Insurance	est.	3.00%	\$0.40	\$1,073.29
Maintenance	2025 act,	5.76%	\$0.76	\$2,061.00
	Total expenses	12.82%	\$1.70	\$4,585.81
	NOI			\$31,190.38

Financing Scenerio

Purchase price	\$440,000.00	interest rate	6.50%
down payment	\$88,000.00	amortization	20
Financed amoun	\$352,000.00	term	5
		Monthly loan amnt.	\$2,922.00



The Dalles, OR

The Dalles, Oregon is strategically located on the waterfront of the Columbia River, the nation's second largest river, and is bordered by the Cascade Mountains to the West. It is the largest city in Wasco County with a current population of ~15,700.

Historically, it has been a major economic hub of the Pacific Northwest, linking major transportation routes between Eastern and Southern Oregon and Washington State. It is also known as the town at the end of the Oregon Trail.

Today, it offers residents a vibrant blend of old and new with its historic small-town charm, growing brewery and winery scene and unparalleled access to outdoor activities such as kiteboarding, windsurfing, hiking, biking, fishing and skiing available at nearby Mount Hood and the Columbia River Gorge National Scenic Area. Residents also enjoy easy access to metropolitan amenities in Portland, only 80 miles to the west.

The property is located in an Opportunity Zone and benefits from a robust Urban Renewal Agency, which assisted in the renovations. The property is on a historical registry and is the gem of the neighborhood.



HOUSEHOLD INCOME

\$62,613 MEDIAN HOUSEHOLD INCOME
± \$4,317

10.5K
NUMBER OF HOUSEHOLDS
± 620

In 2024, the median household income of the 10.5k households in The Dalles, OR grew to \$61,316 from the previous year's value of \$57,853.

The following chart displays the households in The Dalles, OR distributed between a series of income buckets compared to the national averages for each bucket.

The largest share of households have an income in the under \$50k range.

Data from the Census Bureau ACS 5-year Estimate.

The Dalles, OR

Place in: [Wasco County, OR](#), [The Dalles, OR Micro Area](#), [Oregon](#), [United States](#)

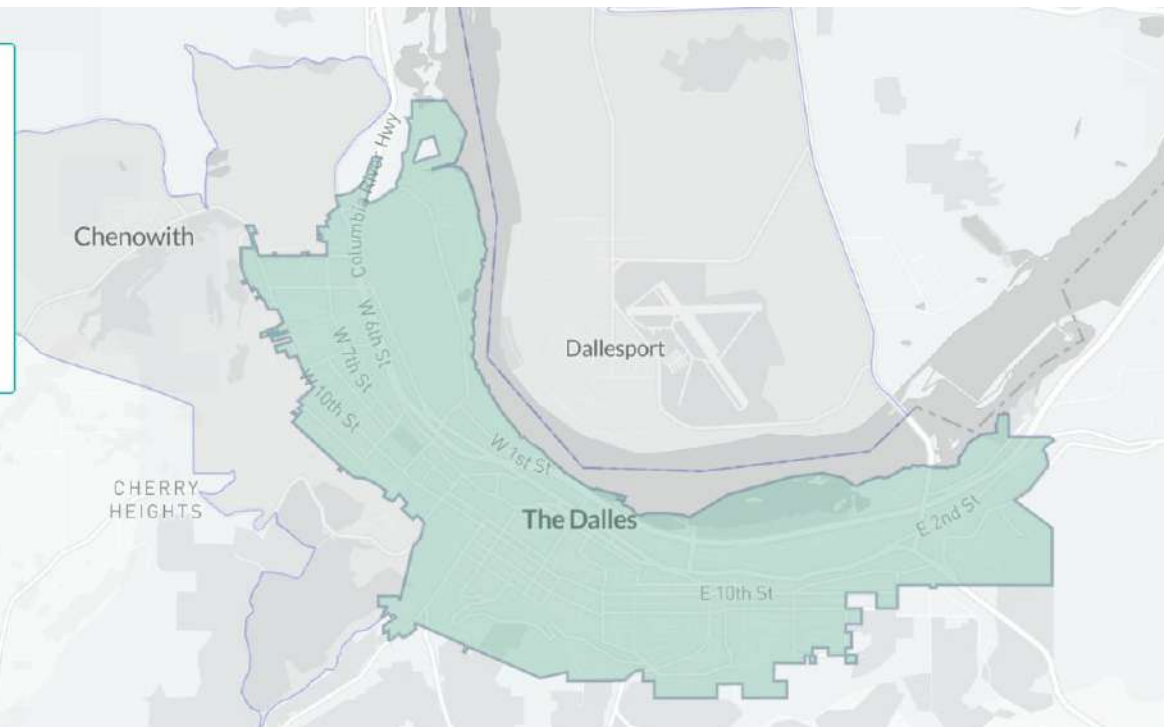
15,917

Population

6.7 square miles

2,380.9 people per square mile

Census data: ACS 2024 5-year unless noted



PROPERTY VALUE

\$360,800

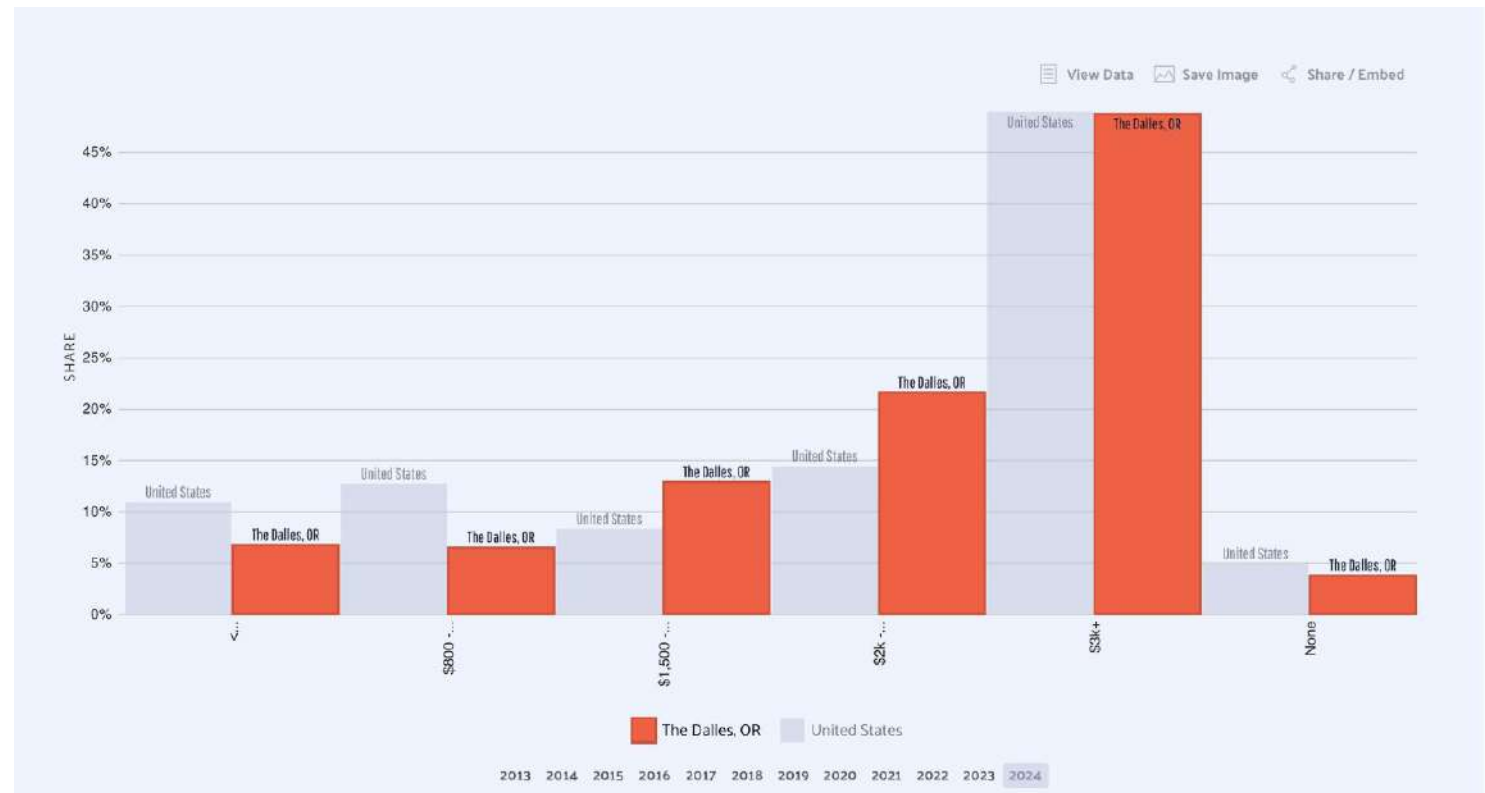
MEDIAN PROPERTY VALUE 2024
±\$15,695

\$4,123

MEDIAN PROPERTY TAXES
±\$473

The following chart display owner-occupied housing units distributed between a series of property tax buckets compared to the national averages for each bucket. In The Dalles, OR the largest share of households pay taxes in the \$3k+ range. The chart underneath the paragraph shows the property taxes in The Dalles, OR compared to it's parent and neighbor geographies.

Data from [the Census Bureau ACS 5-year Estimate](#).





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