

BIG FOOTPRINT. SMALL TOWN. SERIOUS UPSIDE.

MULTI-BUILDING COMMERCIAL CAMPUS

TOURISM-DRIVEN RIVER COMMUNITY

ASKING PRICE: \$315,000

INCLUDES ALL SHELVING & FIXTURES



This multi-building commercial campus is located in the heart of a well-known recreational river community with established dining, nightlife, and trail-driven tourism.

Formerly operating as a lumber yard and hardware store, the property offers a rare large-scale footprint within a compact downtown setting — a combination that seldom becomes available in lifestyle markets of this size.

Listed at \$315,000, the sale includes all existing shelving and fixtures, providing immediate infrastructure for retail, warehouse, or adaptive reuse concepts.

This is a value-add repositioning opportunity with scale.

Property Features

- Multi-building configuration
- Former lumber yard & hardware store
- Flexible interior layout
- Downtown commercial setting
- Prominent community presence

Investment Highlights

- Attractive entry price
- Below replacement cost opportunity
- Limited comparable inventory
- Tourism-driven location
- Adaptive reuse potential

IDEAL FOR:

- BREWERY / TAPROOM
- MARKETPLACE OR FOOD HALL
- EVENT VENUE
- SPECIALTY RETAIL CLUSTER
- RECREATION OR FITNESS CONCEPT
- MIXED-USE REDEVELOPMENT

LARGE-SCALE COMMERCIAL ASSETS IN DESTINATION SMALL TOWNS TRADE INFREQUENTLY.

SCALE AT THIS PRICE IS DIFFICULT TO REPLICATE.

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