

## FLEX OR INDUSTRIAL FOR SALE / LEASE

# VALUE-ADD OR OWNER-USER OPPORTUNITY

105 SW 2nd St, Troutdale, OR 97060



### OFFERING SUMMARY

|                       |                           |
|-----------------------|---------------------------|
| <b>SALE PRICE:</b>    | \$825,000                 |
| <b>LOT SIZE:</b>      | 0.23 Acres                |
| <b>YEAR BUILT:</b>    | 1927                      |
| <b>BUILDING SIZE:</b> | 7,200 SF                  |
| <b>ZONING:</b>        | Central Business District |
| <b>MARKET:</b>        | Troutdale                 |
| <b>PRICE / SF:</b>    | \$114.58                  |

### PROPERTY OVERVIEW

With GREAT VIEWS of the Columbia River Gorge and mountains, this BEAUTIFUL and CLEAN building is located just off I-84, and in the heart of downtown Troutdale! This spacious 7,200 SF brick building sits on a 10,000 SF lot, with many possibilities for permitted uses. Also attractive upside and future flexible development for the building and land!

On the spacious main floor, the Kendall Building has gorgeous views; and includes 2 offices (153 & 105 SF respectively) and two bathrooms with electric heat. The equally spacious daylight basement floor has a metal support I-Beam inside the garage door, for lifting heavy automotive (motors/transmission) or equipment. Also on the bottom floor, there are two NEW side-by-side furnaces that service the building. 3 Phase power included. As a storage bonus, there is a third floor stand-up attic with electrical running the length of the building!

Outside, there is a driving ramp on SW Buxton, and gravel base under the back lot to access the garage door. Also there is parking available all around the building; including NEW city public parking across the street. The many businesses and restaurants in downtown Troutdale are within walking distance. See pages 7-8 for the story behind this history rich Kendall Building.

### AREA HIGHLIGHTS

- Located in the heart of Troutdale's downtown business district.
- Located .2 miles from the Columbia Gorge Outlet Mall where up to 19K cars travel daily.
- Troutdale Multnomah County Sheriff's Office is one block away.
- Amazon & FedEx Distribution Centers are in the area near the Troutdale Airport.
- Also nearby is McMenamin's Edgefield and the Columbia River train.

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# EXTERIOR PHOTOS

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# INTERIOR PHOTOS

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# BASEMENT LEVEL PHOTOS

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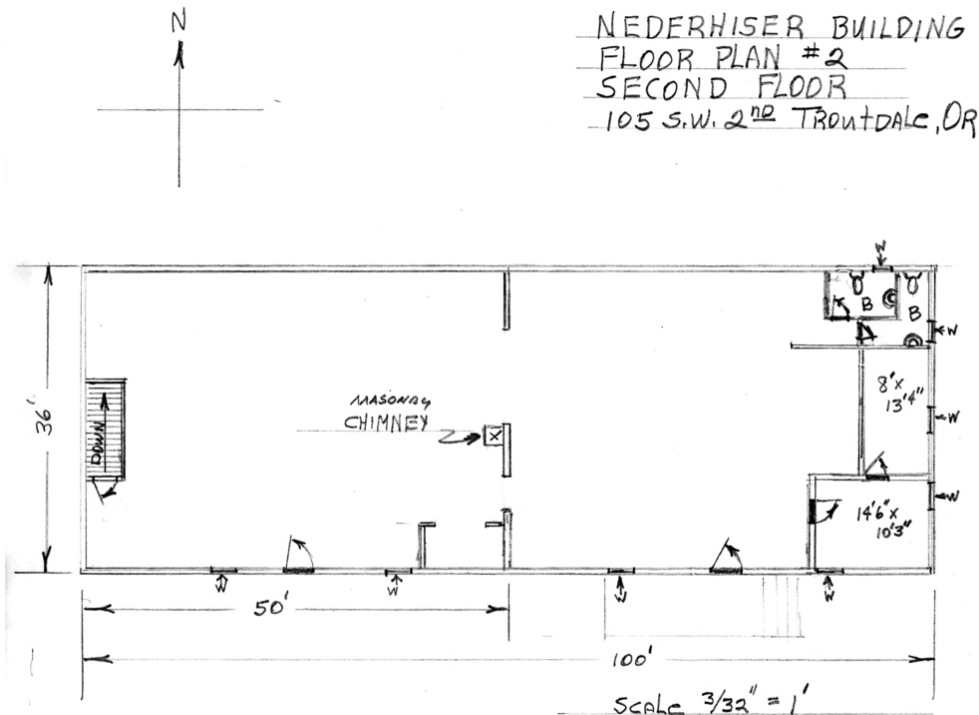
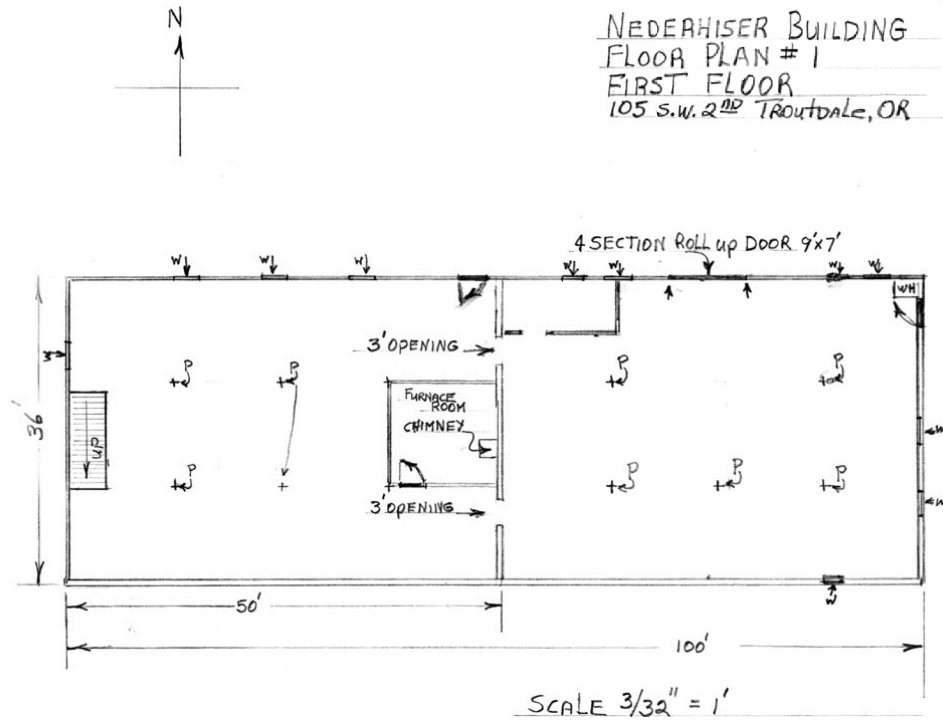
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# FLOOR PLANS

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## Kendall Building History (1927-2019)

From the Troutdale Historic Resources Inventory: "This [Kendall] building was built in 1927 by Harry Bramhall for bulb growers A.D. Kendall and Clarence Parsons as a bulb storage house for gladioli. The flower bulb industry flourished in the Troutdale area...market changes put an end to the crop. Later occupied by Pace Furniture Company..." [references Troutdale Building Survey, 1972 & 1983].

It is believed the full building addition was done in 1934, due to the increased demand for gladioli flowers.

Here is a notation from Louis Nederhiser regarding the early history of the Kendall Building:

"Troutdale became the gladioli capital of the U.S.A. In 1938, shipments of gladioli flowers were prepared at the Kendall Building, then taken to the Swan Island Airport and flown all over the United States. The flowers were flown in Douglas twin engine DC-2 and DC-3 airplanes.

The Kendall Building became one of Troutdale's historical buildings, and for years it has been greatly admired by Troutdale citizens.

Charles Lindbergh, who was the first to fly from the United States to France (in 1927), practiced flying his new airplane from California to Portland, and landing at the [same] Swan Island Airport."

Running parallel to the history of the Kendall Building, was the small beginnings of Nederhiser Furniture. First started by Jacob Nederhiser (shown in photo in his suit), Nederhiser Furniture was in a modest small building in the front of the family home in NE Portland. Shown in the photo of the store is his wife Doris Nederhiser.

In 1956, Nederhiser Furniture & Appliance had its grand opening at 19240 SE Stark Street, Portland, and son Louis Nederhiser helped with the business. At its zenith, Nederhiser Furniture became one of the leading furniture retailers in Portland, Oregon.



On May 11, 1965, Jacob and Doris Nederhiser purchased the Kendall Building from Olive Parsons. The Kendall Building is located at 105 SW 2nd Street, Troutdale. Later in 1965, Louis Nederhiser launched PACE Furniture, at the Kendall Building.

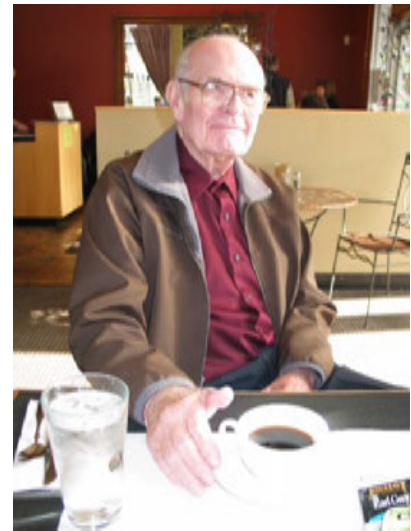
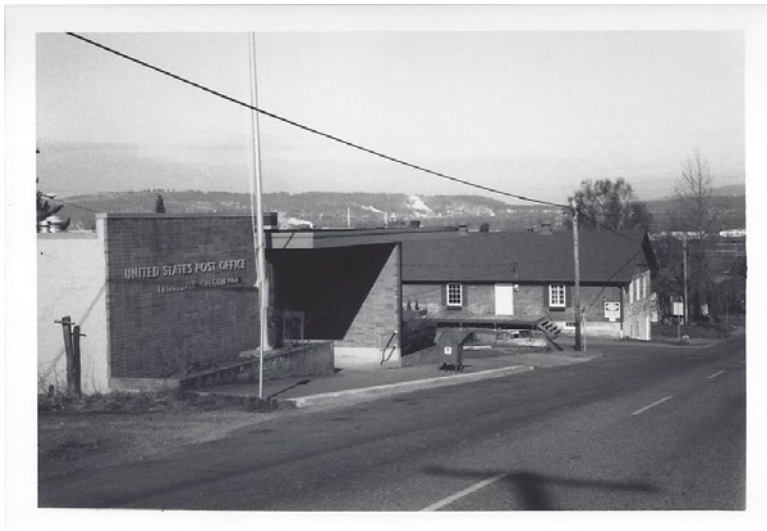
Louis Nederhiser designed the furniture, and the furniture was built at the location, and then sold to retailers around the Pacific Northwest. On the bottom floor of the building the new furniture was framed, and then it was upholstered on the west end of the upper floor. On the east end of the upper floor, was the showroom of completed furniture, for dealers. Pace furniture continued until about 1975.



The Kendall Building was emptied out and ready for lease in 1981, but due to the recession, it was not the right time for leasing. The upstairs of the building became a location for family antiques and collections (like old tube radios). The downstairs of the building stored classic cars from the 1930's to 1940's era. Louis Nederhiser worked on the old cars and did restorations.

Over the years the building has been progressively updated, and the antiques and old cars were gradually sold.

Now after being in the Nederhiser family for 55 years, the Kendall Building is up for sale. Louis Nederhiser (pictured below) is ready to pass on the vision and possibilities for this beautiful and historic building to the next generation.



# AREA RETAILER MAP

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# DOWNTOWN RETAILER MAP

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# LOCATION MAPS

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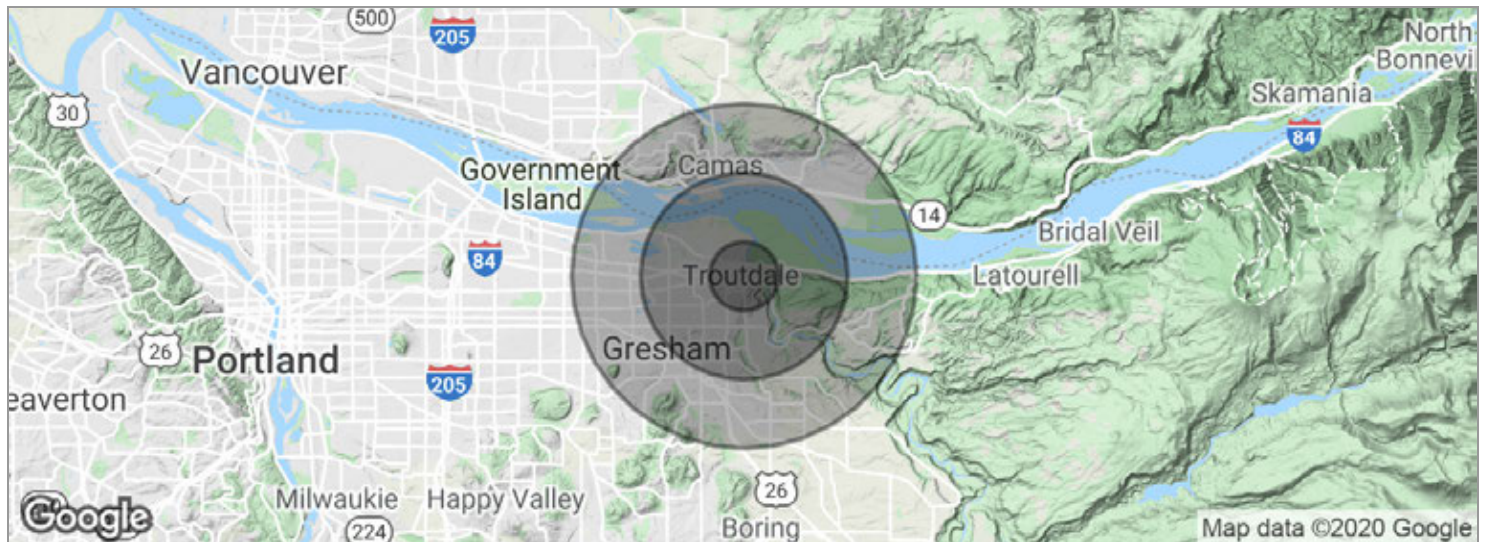
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# DEMOGRAPHICS

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| POPULATION          | 1 MILE   | 3 MILES   | 5 MILES   |
|---------------------|----------|-----------|-----------|
| Total population    | 7,969    | 48,932    | 129,397   |
| Median age          | 34.7     | 32.8      | 34.1      |
| Median age (male)   | 33.9     | 31.1      | 31.8      |
| Median age (Female) | 35.1     | 34.7      | 36.2      |
| HOUSEHOLDS & INCOME | 1 MILE   | 3 MILES   | 5 MILES   |
| Total households    | 2,842    | 17,411    | 48,156    |
| # of persons per HH | 2.8      | 2.8       | 2.7       |
| Average HH income   | \$69,460 | \$61,793  | \$62,007  |
| Average house value |          | \$213,713 | \$257,215 |

\* Demographic data derived from 2010 US Census

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## TROUTDALE, OR

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