

Client Full

Comm/Industrial

7/22/2025 8:34PM

**\$1,100,000** 5000 gross sqft

Status: **Active**

List Date: 12/10/2024

DOM: 224 Acres: 1.4

MLS#: 24462848

Year Built: 2024 / NEW

**200 RUNNING DOGS LN St. Helens, OR 97051**

Unit #:

XST/Dir: Hwy 30 right on Columbia blvd to 18th left straight to Running Dogs lane

### Property Details:

**Property Type:** Warehouse

**Property Tax/Yr:** \$8,363.79 / 2024

**County:** Columbia

**Sale Inc:** Building, Land

**Legal:** 4N1W4BD1903

**Area:** 155

**Zoning:** HBD

**Tax ID:** 10430

**CC&Rs:**

**Open House:**

**Upcoming Open House:**

**Features:** One Level, Ground Level, Utilities Included, Accessible Doors

**Equipment:**

**Internet:**

**Lot Size:** 1 to 2.99 Acres

**Seller Disclosure:**

**Lot Dimensions:**

**Approx. Lot SQFT:**

**# Stry/Bldg:** 1/1

**Parking:** / On Site

**Construction:** Metal Siding

**Ceiling Ht/Ft:**

**Truck Door:** 2 / At Grade Level

**Roof:** Metal

**Occupancy:** Vacant

**Loading:** Loading

**Office SqFt:**

**Whse SqFt:** 5000

**Mfg SqFt:**

**Road Frontage:**

**Road Surface:** Gravel

**View:**

**Waterfront:**

**Body Water:**

**Current Use:** Other

**Unreinforced Masonry Building:**



Video: [Virtual Tour #1](#)

Motivated Seller!! 5000 SQ FT. New Construction Warehouse on 1.4 acres. Building was built to be a brewery. Brewery never opened due to covid. SO MANY POSSIBILITIES FOR THIS PROPERTY. Electric, sewer and water will be brought in to building which is included in the price. Complete New Beer Brewing Equipment and System available. Owner is selling equipment and system separately from sale of property unless buyer is interested in the purchasing as a Brewery. Warehouse is framed in for a Commercial kitchen (no kitchen equipment included), ADA bathrooms, bar and eating area and lots of space for the brewing, storage, mechanic room as a steam boiler room out back of the warehouse plus additional uses. Buyers to do their own tenant improvements and feasibility. Listing Broker must accompany buyers and their brokers.

### Utilities:

**Heat:** None

**Fuel:** None

**Water:** Public Water

**Sewer:** Public Sewer

**Cool:**

**Volts:**

**Amps:**

### Business and Lease Information:

**Restrictions:**

**Actual Gross Income:** \$0

**Proj. Gross Income:**

**Lease Expire:**

**Business Name:**

**Actual Net Income:** \$0

**Proj. Net Income:**

**Lease Equip**

**Yr Estab:**

**Actual Oper. Expenses:** \$0

**Proj. Oper. Expenses:**

**Lease Amount:**

**Short Sale:** No

**Bank Owned/Real Estate**

**Owned:** No

**Inventory:**

**Lease Deposit:**

**Lease Type:** None

**Terms:** CASH, CONV

**Doc Available:** Aerial Photo, Brochure

**Assumable Interest Rate:**

**Assumable Remaining Months Ending:**

# Comparable Information:

Original Price: \$1,500,000

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