

High-Visibility Retail

39645 SOUTHWEST LAURELWOOD ROAD
GASTON, OR 97119



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FOR SALE

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COMMERCIAL REAL ESTATE SERVICES

FOR SALE

39645 Southwest Laurelwood Road, Gaston, OR 97119



PROPERTY DESCRIPTION

39645 SW Laurelwood Road is a great retail building in historic Laurelwood. The surrounding area is a nature lover's paradise. Towering trees, vibrant meadows, and manicured gardens create a soothing ambiance and provide ample space for outdoor activities. Whether you prefer leisurely strolls, picnics, or gardening, this property offers endless possibilities to connect with nature and is ideal for a wine-tasting room, coffee shop, gift stand, cafe, or bakery.

The building has a commercial dishwashing station, 3-phase power, and a location for commercial ovens and a hood. The space is open and airy with large windows that invite an abundance of natural light, providing a seamless connection to the outdoor surroundings. Furthermore, the location offers convenient access to various amenities and attractions. Despite its rural setting, essential services, schools, and shops are within a reasonable distance, ensuring both comfort and convenience. This address promises a harmonious blend of natural beauty, privacy, and a peaceful lifestyle, making it a truly special place to set up shop.

OFFERING SUMMARY

Sale Price:	\$235,000
Number of Units:	1
Lot Size:	0.5 Acres
Building Size:	2,480 SF



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PROPERTY HIGHLIGHTS

- 2,480 square feet
- 3-Phase power
- Commercial dishwashing counter
- Location for commercial ovens and hood
- Ideal for wine tasting room, small winery, brew pub, cafe, bakery, or gift shop



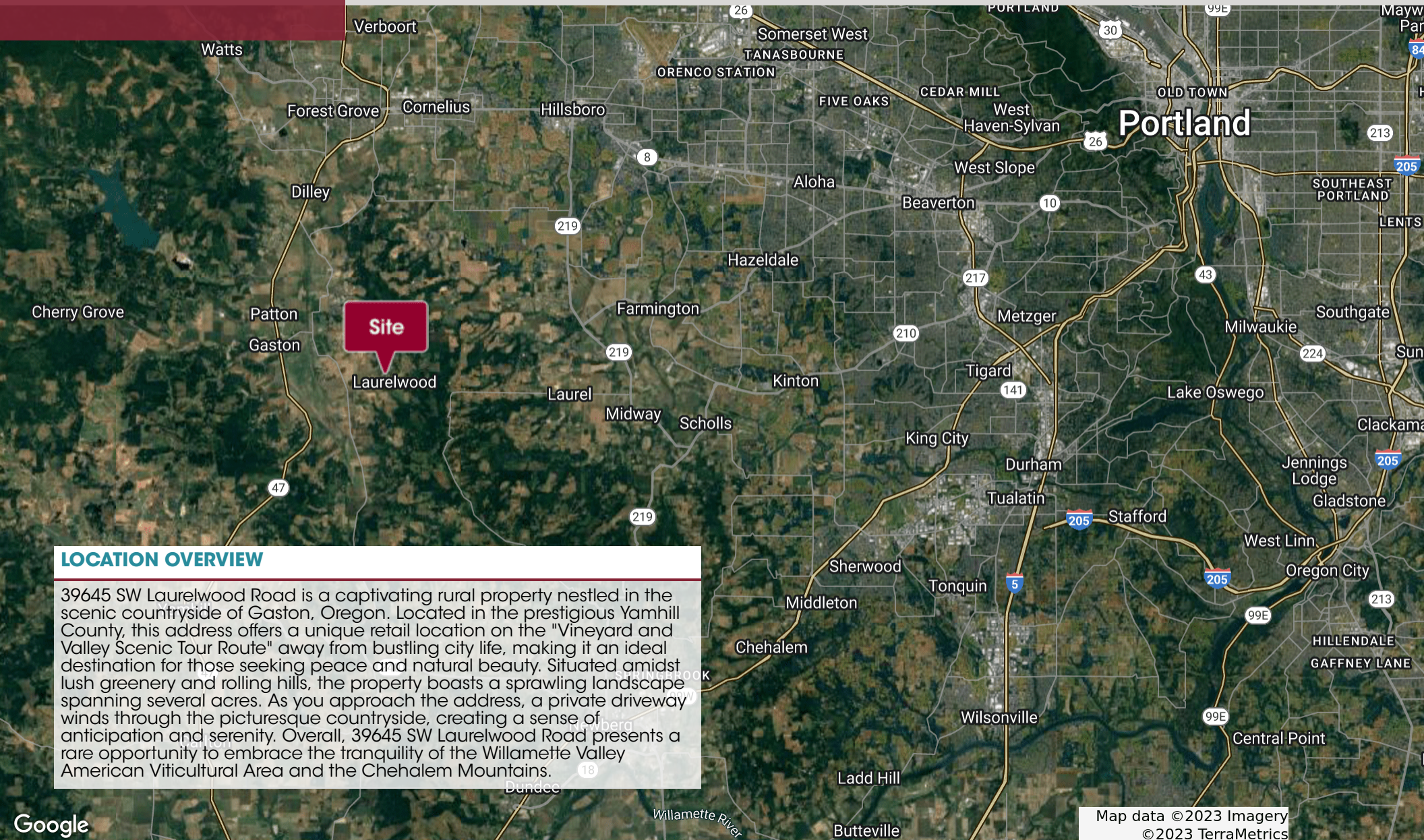
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LOCATION OVERVIEW

39645 SW Laurelwood Road is a captivating rural property nestled in the scenic countryside of Gaston, Oregon. Located in the prestigious Yamhill County, this address offers a unique retail location on the "Vineyard and Valley Scenic Tour Route" away from bustling city life, making it an ideal destination for those seeking peace and natural beauty. Situated amidst lush greenery and rolling hills, the property boasts a sprawling landscape spanning several acres. As you approach the address, a private driveway winds through the picturesque countryside, creating a sense of anticipation and serenity. Overall, 39645 SW Laurelwood Road presents a rare opportunity to embrace the tranquility of the Willamette Valley American Viticultural Area and the Chehalem Mountains.

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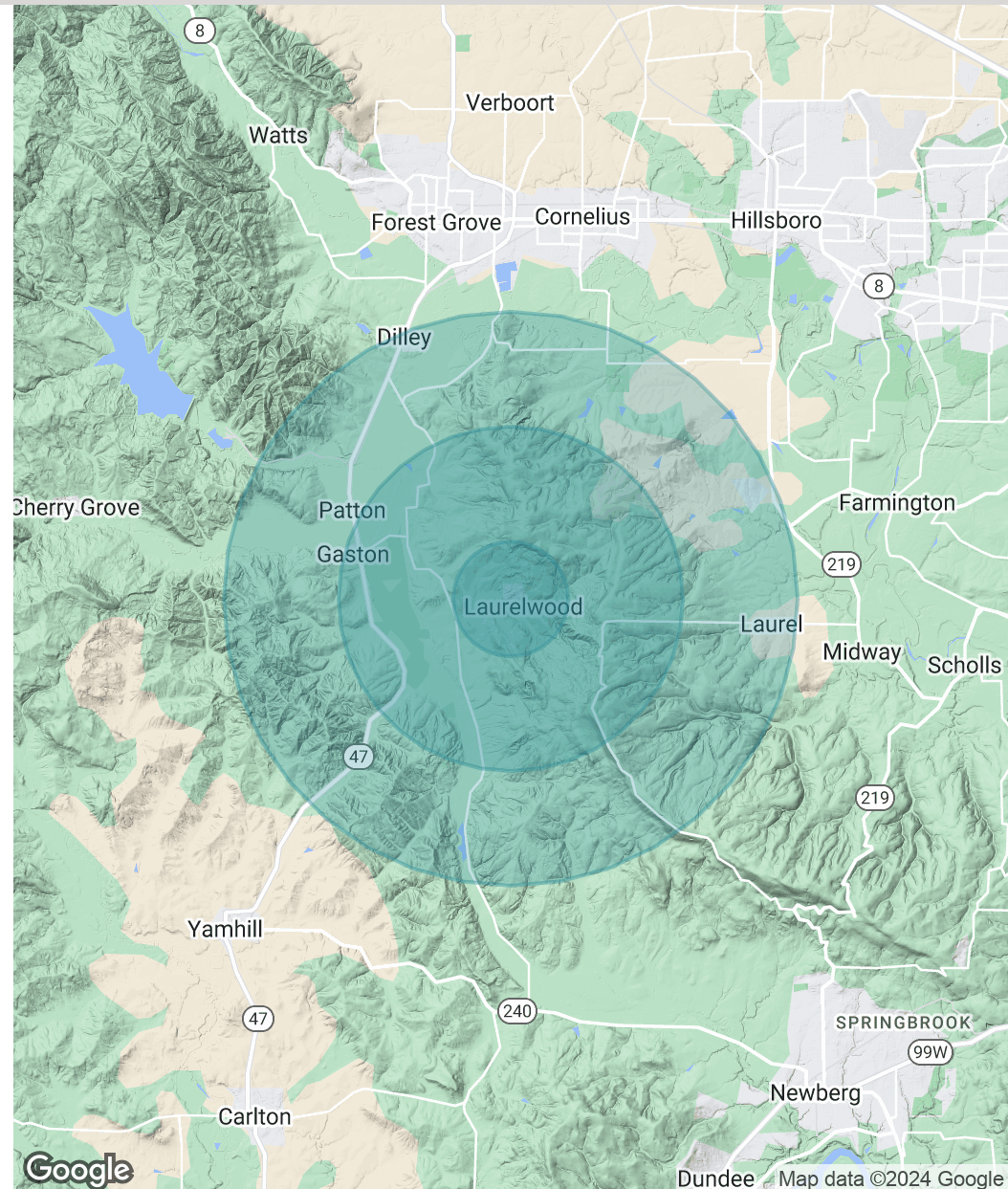
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	483	2,936	7,154
Average Age	46.6	48.3	48.0
Average Age (Male)	48.8	50.8	49.2
Average Age (Female)	42.8	46.1	47.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	166	1,100	2,757
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$121,935	\$112,745	\$109,682
Average House Value	\$560,236	\$525,767	\$501,013

* Demographic data derived from 2020 ACS - US Census



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