AUCTION – October 4-6, 2021

Vacant Rural Commercial Building in Laurelwood Valley











39645 SW Laurelwood Rd. Gaston, Oregon 97119

- 2480 +/- SF Vacant Building
- Zoned for Rural Commercial Use
- .5 acre lot in Laurelwood Valley– near Gaston, OR
- Current Washington County Land-Use Approvals for espresso bar and indoor convenience market
- Approval file shows property surveyed, with elevation certificate, and outside of 1% chance floodplain
- Paved one-way drive-thru parking lot
- Walk-in cooler (inoperative), kitchen area and bathroom
- Space for commercial-sized oven
- Connected to LA Community Water Co-op and Laurelwood Academy Sewer System
- Historical uses include bakery, deli, store, service station
- DEQ "No further action" determination letter available
- Zoned RCOM and AF-5 (Residential use not allowed)
- Tax Lots 160 and 170, Section 5DB, T2S, R3W, W.M.
- Washington County Taxes: approx. \$1141.42

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WOLF NW Properties, Inc.

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