

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



Eugene Wolf, Principal Broker

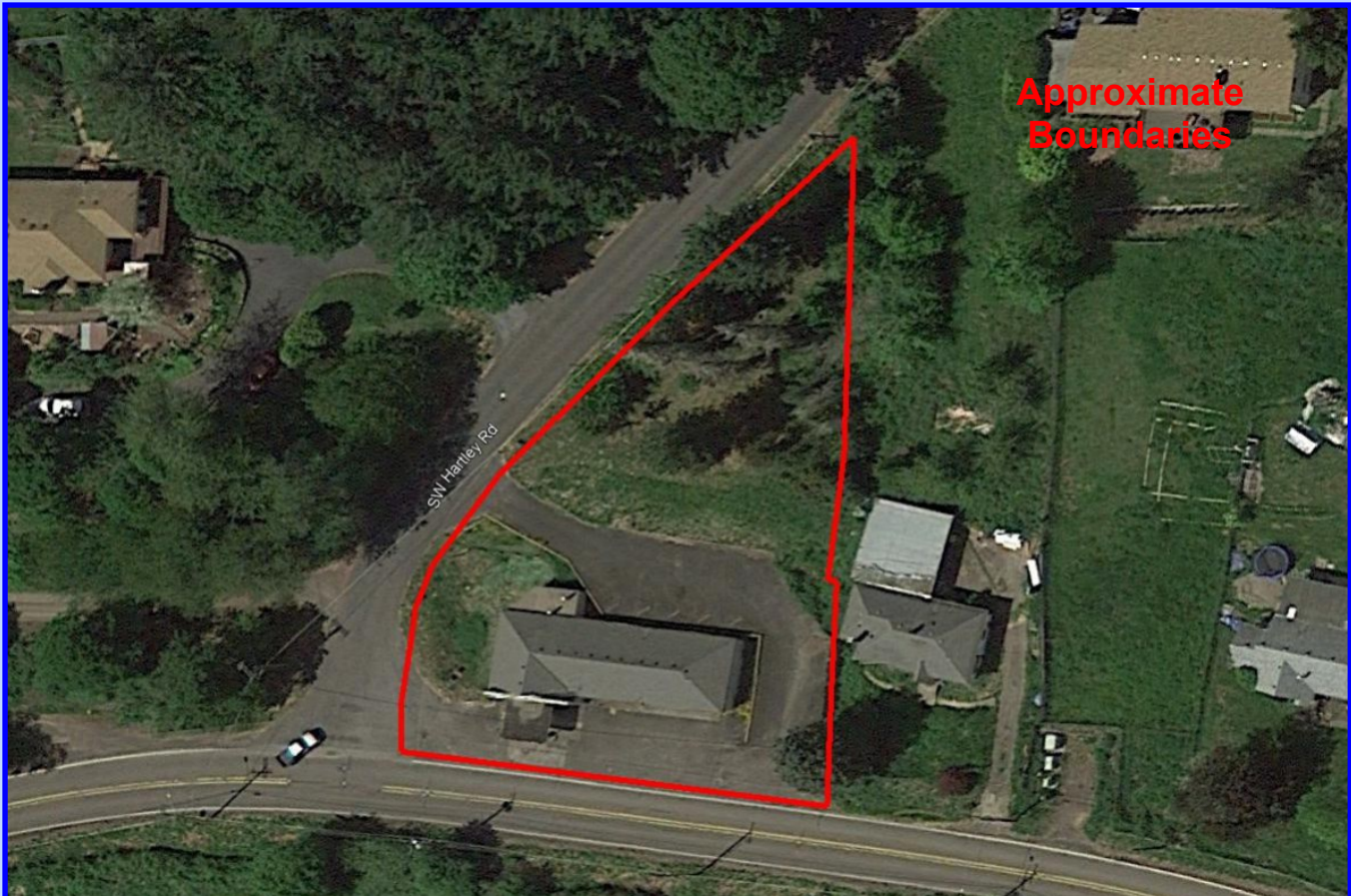
503-682-1789 office
503-704-5262 cell
www.wolfnw.com

WOLF NW Properties, Inc.

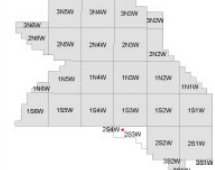
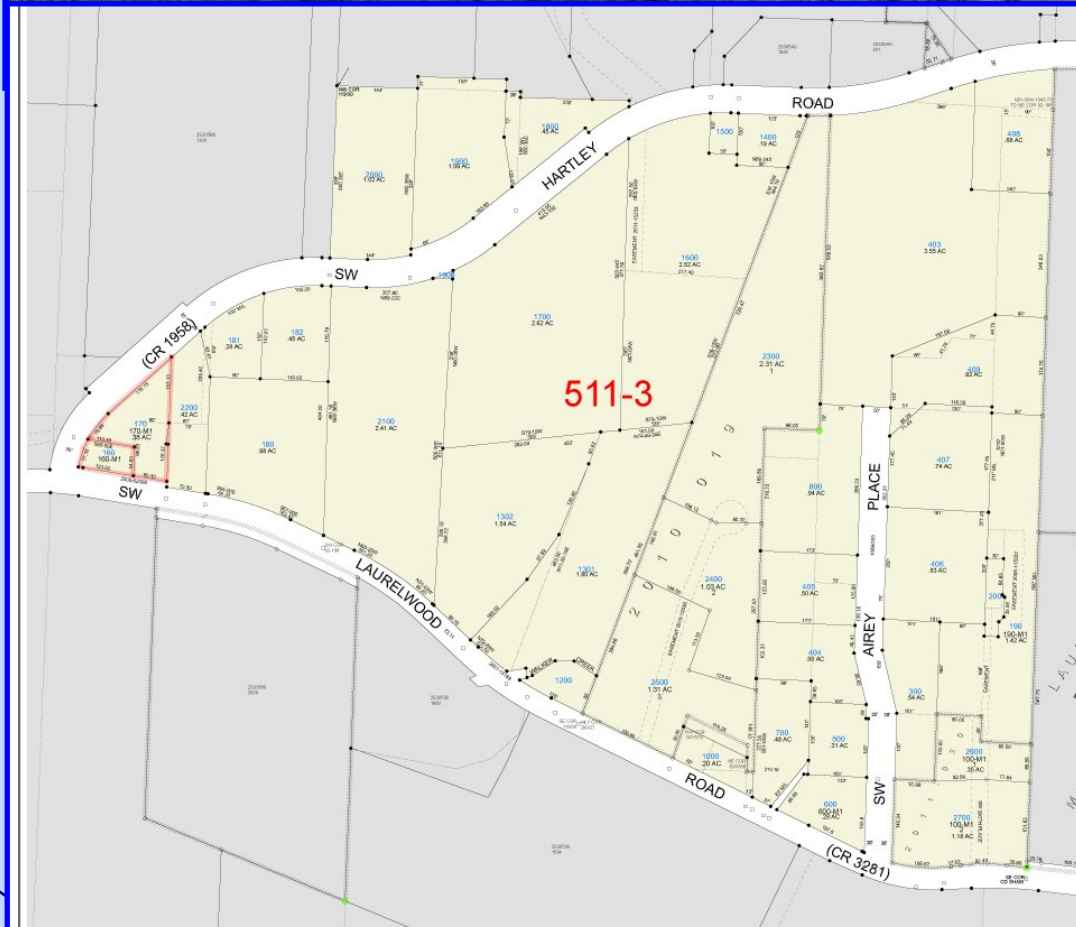
Information Contained Herein from Sources Deemed Reliable, But Not Guaranteed

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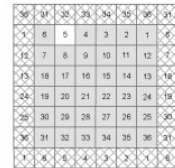
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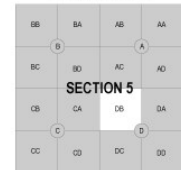
Approximate
Boundaries



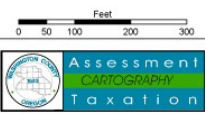
WASHINGTON COUNTY OREGON
NW 1/4 SE 1/4 SECTION 5 T2S R3W W.M.
SCALE 1"= 100'



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us



Cancelled Taxlots For: 25305DB
151 400 401 402 403 1500 1601 171 1901 1300 1100
100 2000



PLOT DATE: 6/27/2019
FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE

Also areas delineated to other gov. agency or a non federal agency
are for reference only and may not indicate the most current property boundaries.
Please consult the appropriate map for the most current information.