

# Automotive Owner-User Opportunity

8850 NE SANDY BLVD PORTLAND, OR 97220

**SELLER FINANCING AVAILABLE!**

**FOR SALE**

**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES

Clayton Madey, SIOR  
503.972.7277  
clayton@macadamforbes.com  
Licensed in OR

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.227.2500

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## PROPERTY DESCRIPTION

Great opportunity for a retail or industrial user looking for significant street exposure on Sandy Blvd. This property is a plug-and-play automotive repair shop, and the flexible zoning also allows for a variety of development opportunities.

## OFFERING SUMMARY

Sale Price:	\$950,000
Lot Size:	0.41 Acres
Building Size:	3,200 SF

## PROPERTY HIGHLIGHTS

- 144 feet of frontage on Sandy Blvd
- Professionally installed and maintained lifts
- 3-Phase power
- Paint booth
- Income from advertising billboard
- Outdoor hydraulic lift for up to 12,000 lbs
- 3 blocks from I-205
- Average Daily Traffic: 3,326
- Option for Lease to Own



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## LOCATION OVERVIEW

Prominent NE Portland location with excellent frontage on Sandy Blvd, and convenient access to I-205 and I-84.



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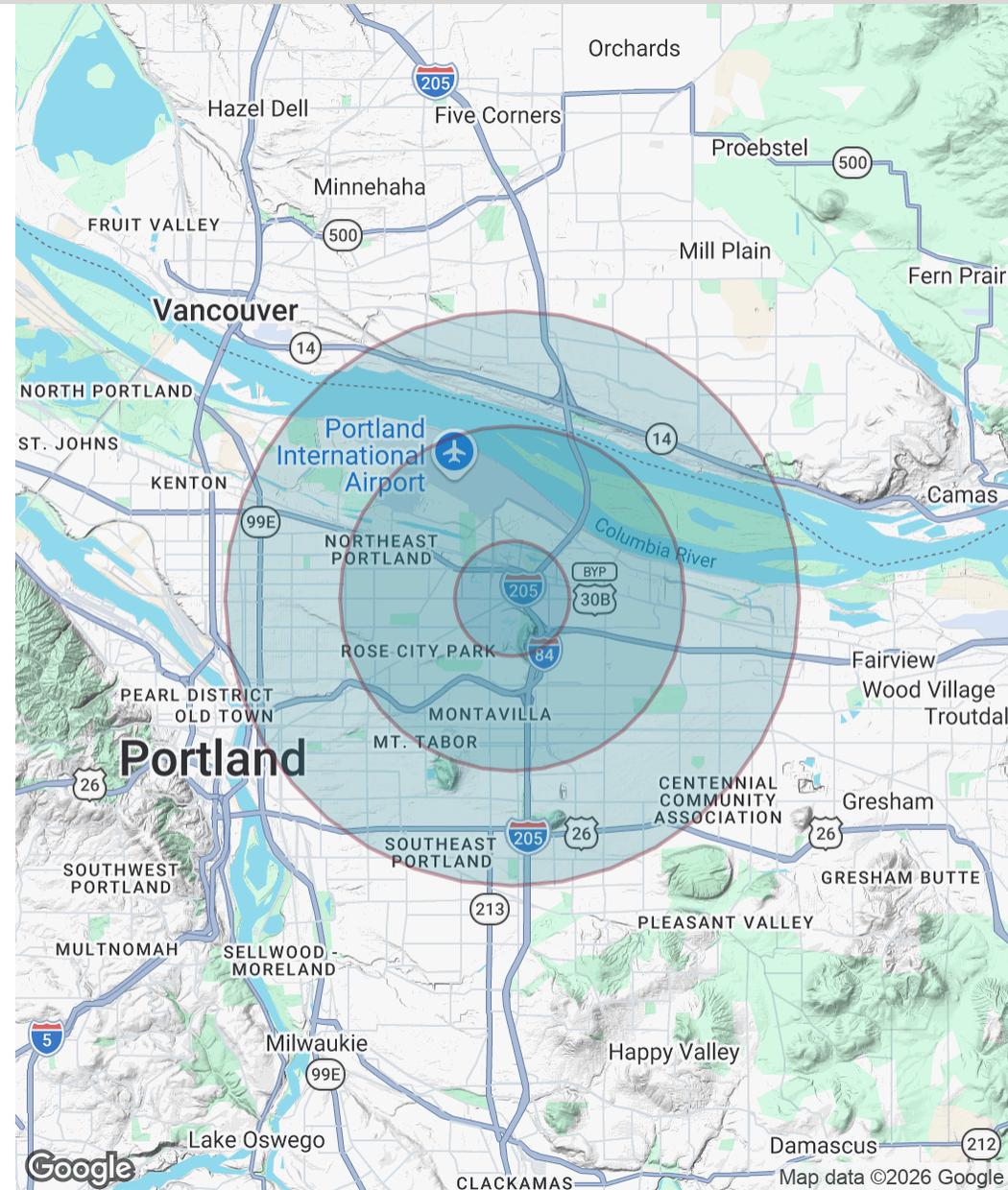
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,108	106,712	333,486
Average Age	36.5	37.2	38.1
Average Age (Male)	36.5	36.4	37.2
Average Age (Female)	36.2	38.4	39.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,704	43,050	137,282
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$63,790	\$64,273	\$61,974
Average House Value	\$290,967	\$353,764	\$356,414

2020 American Community Survey (ACS)



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