



Figure: Main Avenue cross-section

# Development Opportunity in Prime Downtown Gresham Location

129-137 N Main Avenue, Gresham, OR 97030

## Two Tax Lots For Sale

Tax ID	Lot Size sf/acre	Building Size	Zoning
R217823	6,750/0.16	6,750 sf	DCC
R217822	5,000/0.12	N/A	DCC



**Béla Barany**

ABR, ALHS, e-PRO, SFR, MRP  
Licensed Broker in OR & WA

**503.504.0209**

Bela@BelaHomes.com

This Development Opportunity is Presented by



www.BelaHomes.com

**John Tzantarmas**

CREIPS, NCREA  
Licensed Broker in Oregon

**503.869.5936**

John@BelaHomes.com



# Development Opportunity in Prime Downtown Gresham Location

129-137 N Main Avenue, Gresham, OR 97030



This Development Opportunity is Presented by

**Béla Barany**

ABR, ALHS, e-PRO, SFR, MRP  
Licensed Broker in OR & WA

**503.504.0209**

Bela@BelaHomes.com



www.BelaHomes.com

**John Tzantarmas**

CREIPS, NCREA  
Licensed Broker in Oregon

**503.869.5936**

John@BelaHomes.com





# Development Opportunity in Prime Downtown Gresham Location

129-137 N Main Avenue, Gresham, OR 97030



The 2009 City of Gresham Downtown vision includes Downtown that is one of the region's great urban settings - a lively, diverse and appealing place to live, work, shop and play as the basis for a truly sustainable City. The Downtown will be the most active, intense and urban area in the city, with consistent building edges at or near the sidewalk that help contribute to these qualities. This Development Code will help implement that vision, providing specific urban design strategies and recommendations that raise the bar for design excellence in the built environment. Downtown public and private entities working together will make this vision for Downtown Gresham a reality.

# Downtown Commercial Core DCC Zoning

129-137 N Main Avenue, Gresham, OR 97030

The DCC is the City's long-standing center and features unique local businesses, small-scale storefronts, and intimate sidewalks. Main Avenue has a small-scale, walkable quality appreciated by residents and visitors. This sub-district is intended to preserve this small-scale character on Main Avenue while encouraging an active, engaging mix of old and new uses.

The DCC sub-district allows a wide range of uses – retail, service, office and residential – that will help create a vibrant sub-district that is active all day and much of the night.



# Minimum Floor Area Ratio Prime Downtown Gresham Location

129-137 N Main Avenue, Gresham, OR 97030

