

# FOR SALE

9645 SW Beaverton Hillsdale-Highway, Beaverton, Oregon 97005

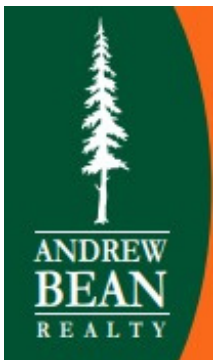
*Price Reduced to \$1,000,000*



*Tastefully Remodeled with ADA Upgrades*

- +/-2,740 SF Building on +/-10,454 SF Lot
- Separate Rental Unit and Billboard Income, plus Pylon Sign
- Owner/User Opportunity for: Medical, Dental, Veterinary, Professional Services, Fitness, Daycare, & More. NS Zoning.

*NS stands for Neighborhood Service, City of Beaverton. Call for Zoning Table.*



**Andrew Bean, SIOR**

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PO Box10104

Portland, Oregon 97296

*This information has been obtained by others and deemed to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.*

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*Photos: Main level entrance area; Workspace area; Showroom/kitchen area; ADA bathroom, Lower level open office area and entrance.*

**Main level has a mix of Workspace, Showroom, Two Bathrooms (one fully ADA). Lower level has Storage Space for main level and Separate Rental Unit with Two Private Offices, Open Area, and ADA Bathroom.**



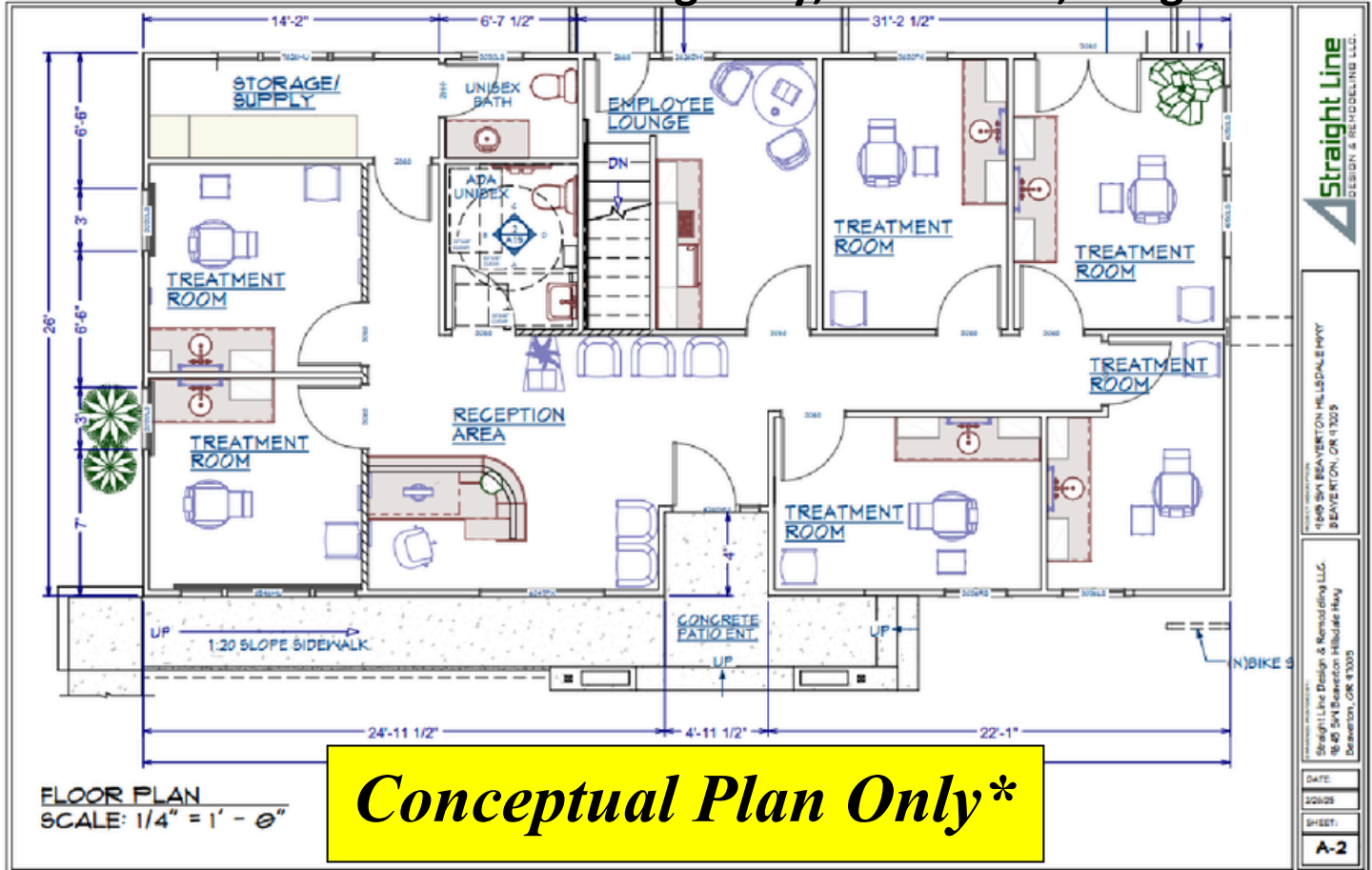
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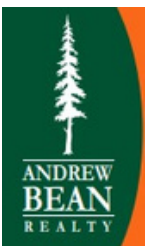
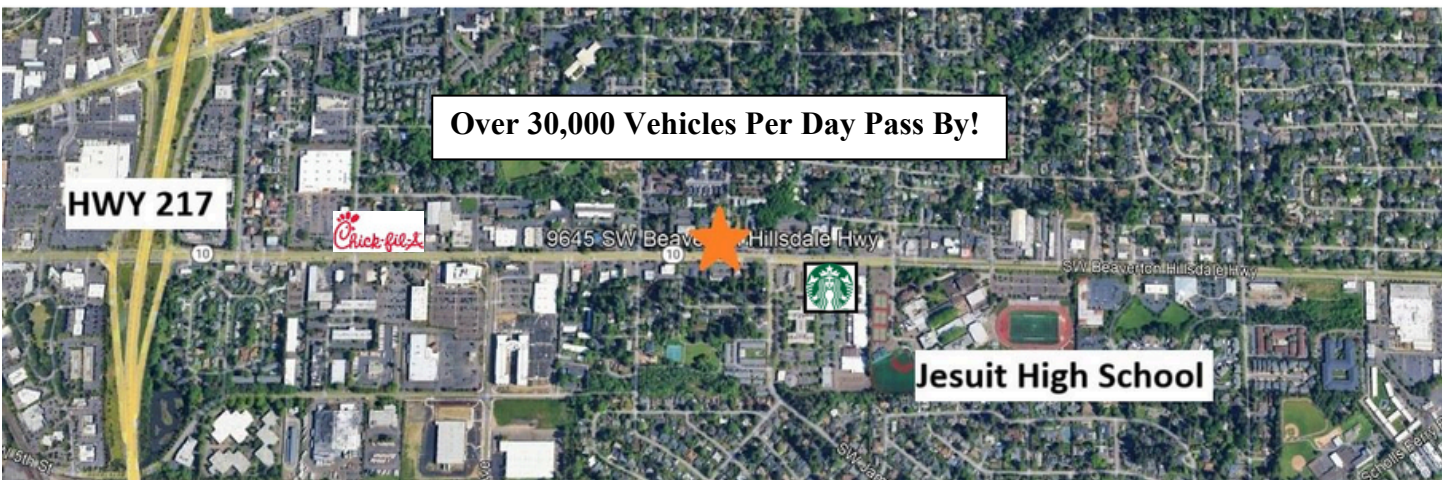


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*\*Conceptual plan for Medical/Dental/Vet uses. Both bathrooms, including ADA are existing.*



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