

# Versatile Two-Story Office Building

3395 SW GARDEN VIEW AVENUE, PORTLAND, OR 97225

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FOR SALE

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COMMERCIAL REAL ESTATE SERVICES



# FOR SALE

3395 SW Garden View Ave, Portland, OR 97225

## PROPERTY DESCRIPTION

The property is a versatile 10,780 SF two-story office building on 34,833 SF of land located just off Canyon Rd and inside unincorporated Washington County.

The main floor office consists of 5,572 SF built-out with many private offices, a couple conference rooms, a small break area and a large reception area.

The 5,208-square-foot lower floor is mainly storage space with a small 357-square-foot office. It is fully sprinkled and has several windows. Four HVAC units service the building, along with a backup generator.

The property is zoned CBD (Community Business District), which allows a variety of uses, including offices, medical, and other service-based businesses.

## PROPERTY HIGHLIGHTS

- Abundant amount of off-street parking
- Flexible building layout
- Unincorporated Washington County address
- Large monument sign

## OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	34,833 SF
Building Size:	10,780 SF
Property Taxes:	\$10,765.73



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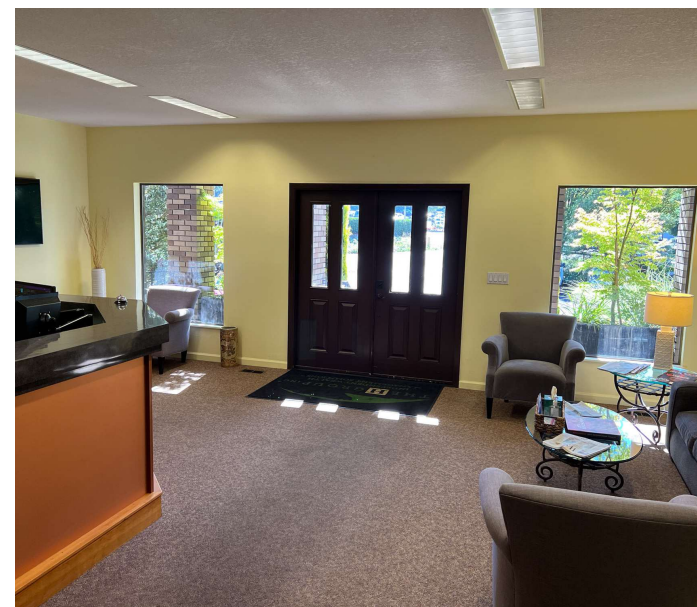
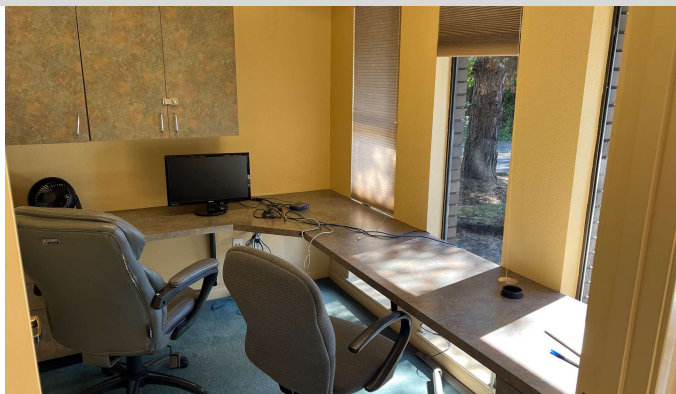
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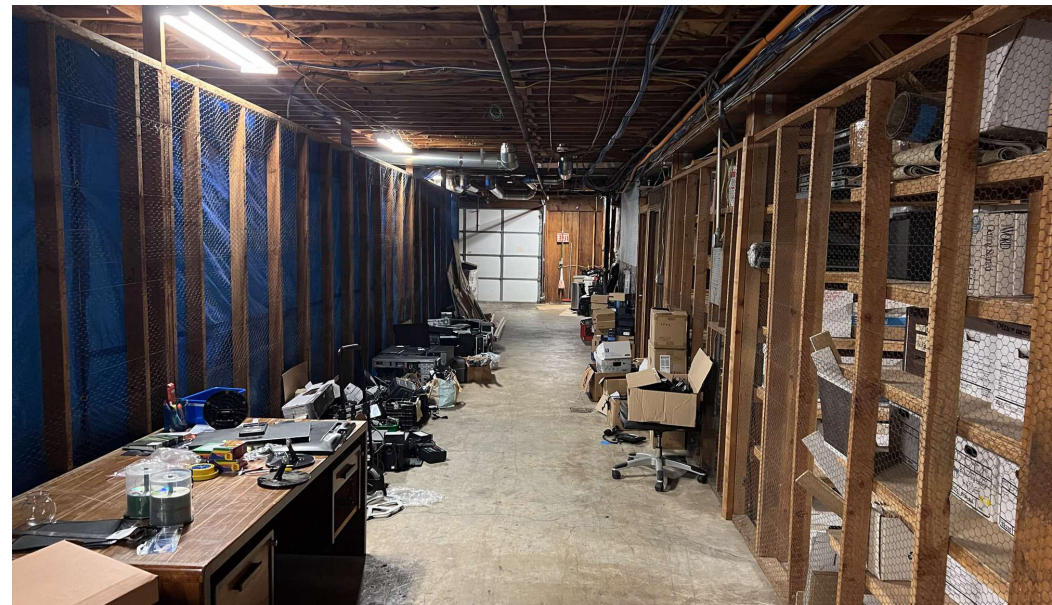
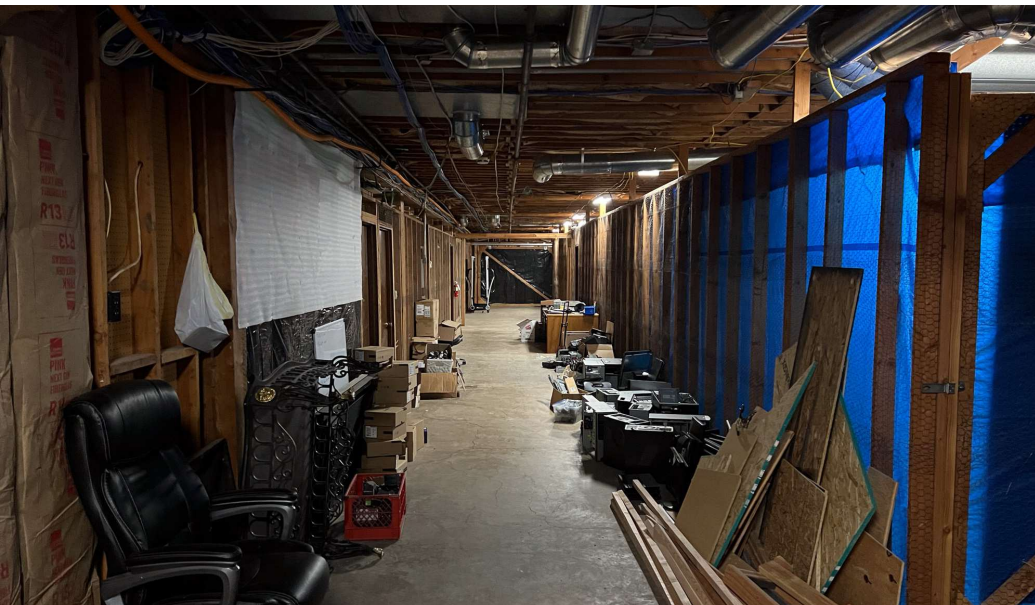
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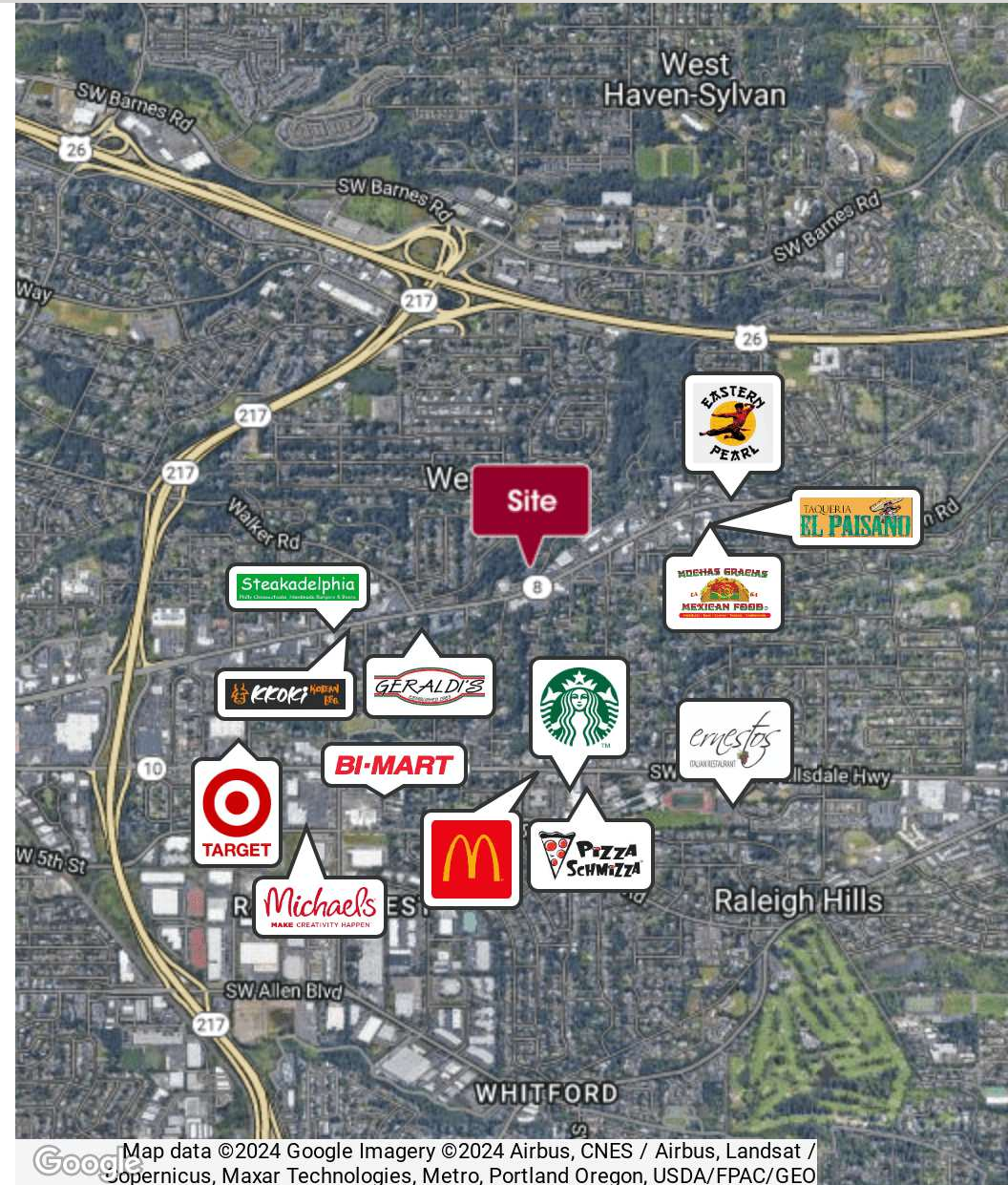
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## LOCATION DESCRIPTION

Conveniently located in unincorporated Washington County, less than 1 mile from Highway 217 and just under 2 miles from Highway 26.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	264	1,356	5,260
Total Population	626	3,262	12,385
Average HH Income	\$159,341	\$158,160	\$148,683



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