

# Owner/User Purchase Opportunity

18210 E BURNSIDE STREET, GRESHAM, OR 97233



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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

## FOR SALE





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18210 E Burnside Street, Gresham, OR 97233



## PROPERTY DESCRIPTION

Owner/user or investor purchase opportunity within the Downtown Rockwood area. The two-story 7,200 square foot office building is demised down into four suites on each floor and is situated on a 17,622 square foot lot. Two outside stairwells access the second floor. There is a wheelchair ramp to access the first floor.

There are three vacant suites and the balance of the tenants are on month-to-month agreements. Each unit has its own restroom within the space. Seller is replacing all the HVAC units in September.

## OFFERING SUMMARY

Sale Price:	\$1,425,000
Property Taxes:	\$6,727.58
Lot Size:	17,622 SF
Building Size:	7,200 SF



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## PROPERTY HIGHLIGHTS

- New roof January 2025
- Owner/user or investor opportunity
- New HVAC units being installed in September
- Each unit has its own restroom
- 25 off-street parking stalls
- Large monument sign facing E Burnside Street
- Located along MAX light rail line, 1 minute walk to E 181st Avenue stop
- Walk Score: 84, Very Walkable
- Transit Score: 54, Good Transit
- Bike Score: 78, Very Bikeable



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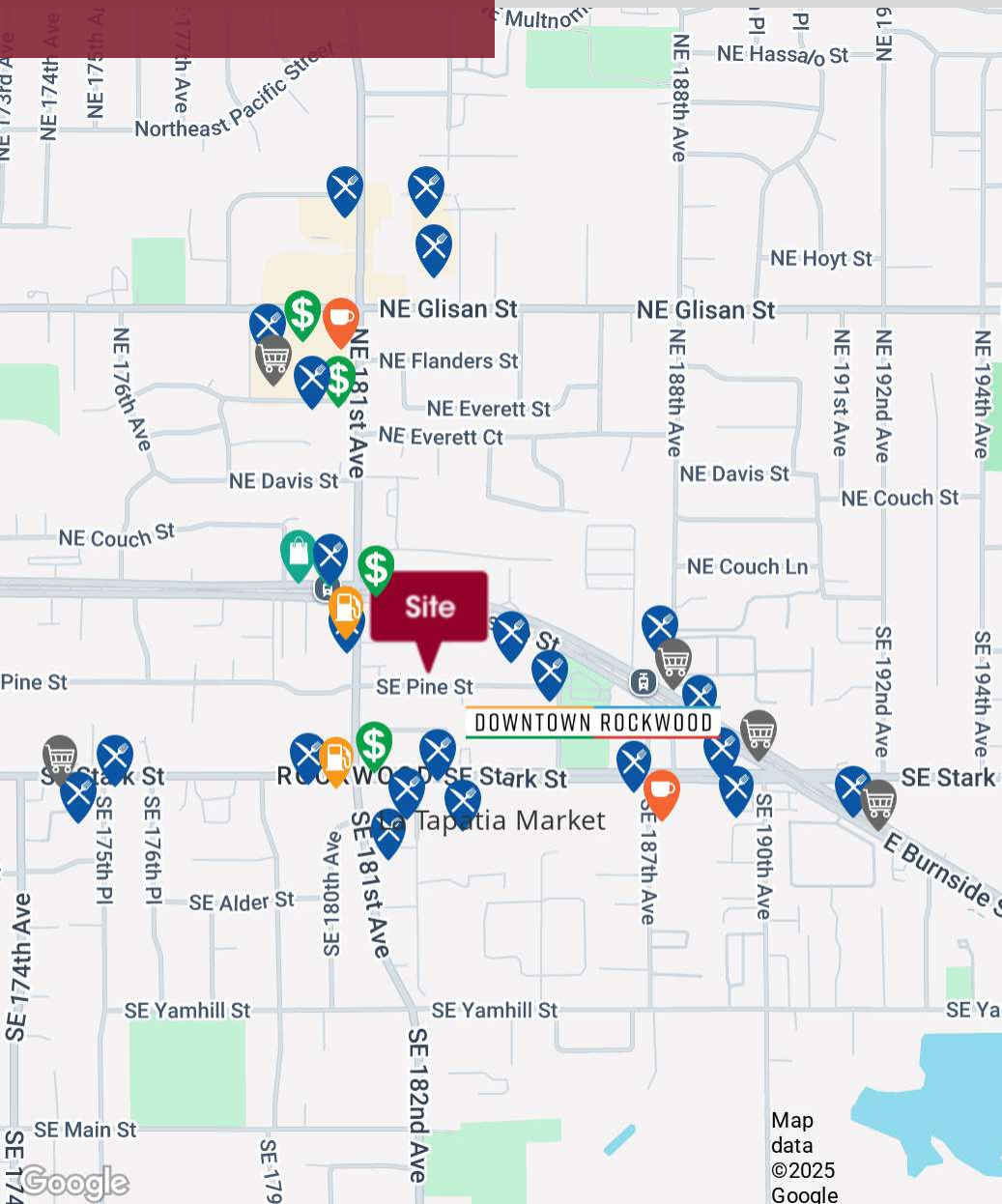
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## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total population	23,548	74,904	138,345
Total households	8,303	28,757	53,850
Average HH income	\$55,468	\$59,742	\$64,715
Average house value	\$273,712	\$283,570	\$287,724

## LOCATION OVERVIEW

The property is located within the Downtown Rockwood neighborhood. Downtown Rockwood is Gresham's newest community hub, featuring three new mixed-use buildings, a sprawling public plaza, and the adjacent, newly remodeled Oregon Tradeswomen headquarters.

Rockwood is Oregon's youngest, most diverse, and fastest-growing neighborhood with a median age of 27 and over 60 languages spoken.



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