

FOR SALE



## DOWNTOWN GRESHAM LANDMARK

MEDICAL | CLINICAL | LEGAL | OFFICE | RESIDENTIAL OPPORTUNITY

**400 NE ROBERTS AVE, GRESHAM, OR 97030**

Price: \$1,850,000

Landmark Building that has been serving the Medical needs of the Gresham Community since 1967. With a flexible floor plan and DCC zoning, this property is perfectly suited for a medical clinic, dental practice, veterinary clinic, law firm, accounting office, residential or other professional uses. (buyer to confirm suitability). The current practice will vacate after September, leaving behind a turnkey setup ready for immediate occupancy – saving you time and upfront costs. Own a rare, high-profile property that blends longstanding community trust with outstanding future potential. Excellent street frontage and high visibility – steps from local shops, restaurants, and community services. Whether you continue its legacy or transform it into something new, this is your opportunity to invest in the vibrant heart of downtown.

**RACHEL SELLER**

Principal Broker

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# BUILDING SPECS



All furniture, equipment, and medical devices included. Items included range from x-ray machines to printers to office furniture. Complete list available upon request. The building has been meticulously maintained and recently remodeled, truly a turnkey property.

## BUILDING FEATURES

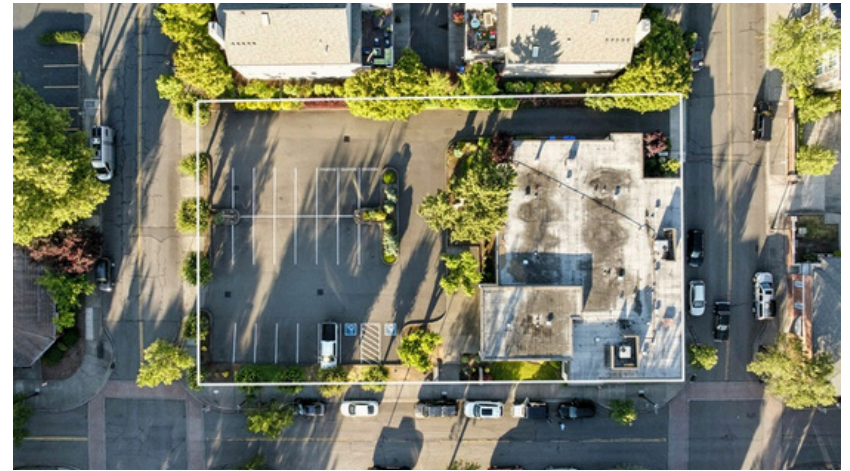
- 5 Offices
- 12 Patient Rooms
- Lab
- X-ray Room
- Procedure Room
- 4 Restrooms
- Front Office
- Sitting Area
- Break Room
- Waiting Area
- File Room
- Supply Room
- Billing Office
- Administrative Office

# PROPERTY SPECS

The sale includes two .28-acre lots (combined .56 acres) with DCC (Downtown Commercial Core) zoning, allowing for a wide range of uses – from medical and professional offices to retail or even residential (buyer to verify). Outside, there is excellent street frontage and a private parking lot offering 24 dedicated parking spots – a huge asset for staff and clients alike. The location in Gresham is an unbeatable, high-visibility, highly desirable downtown location.

## PROPERTY DETAILS

ZONING	DCC - DOWNTOWN COMMERCIAL CORE
LOT SIZE	.56 ACRES COMBINED
BUILDING SQFT	6573 SQ FT
PARKING SQFT	1200 SQ FT
PARKING SPACES	24 SPACES
WALK SCORE	94/100
TRANSIT SCORE	63/100
BIKE SCORE	80/100
YEAR BUILT	1969
NEIGHBORHOOD	DOWNTOWN GRESHAM
STREET FRONTAGE	
HIGH VISIBILITY	
LANDMARK LOCATION	







# EXTERNAL PHOTOS





# INSIDE PHOTOS

