

18210 E Burnside Street

GRESHAM, OR 97233

OWNER/USER PURCHASE OPPORTUNITY

FOR SALE

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

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TEL: 503-766-2582

**FOR RENTAL INFO
503-804-5771**

FOR SALE

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

- 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



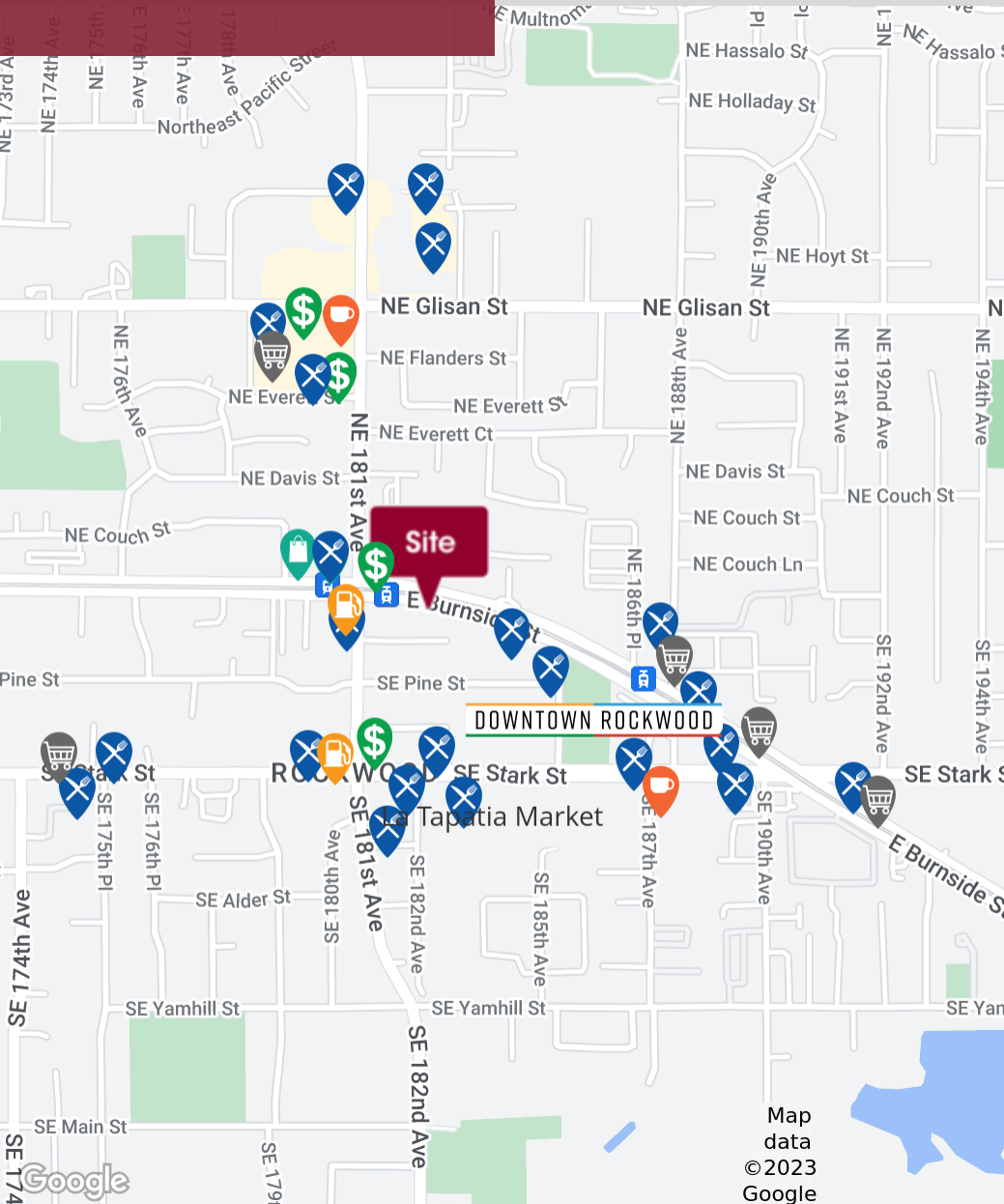
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DEMOGRAPHICS

	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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