



FOR SALE

RARE AUTOMOTIVE/FLEX SPACE

9053 & 9055 SW BURNHAM ST, TIGARD, OR 97223

SALE PRICE

\$1,250,000

BUILDING SIZE

3,808 SF

JOE KAPPLER

503.972.7294

joek@macadamforbes.com

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

Rare auto/flex opportunity in downtown Tigard featuring an attached apartment. The 3,808 SF building sits on a 14,810 SF lot and is zoned Mixed Use Central Business District (City of Tigard). The auto/flex component totals 1,982 SF and includes three garage doors—two measuring 15’10” wide by 9’11” high and one measuring 8’10” wide by 9’11” high—with 11’3” interior clear height and a bay depth of 30’9”.

The attached 1,182 SF apartment includes two bedrooms (one upstairs and one downstairs), one full bath, a family room, and a kitchen, along with an additional 644 SF attached garage. Property highlights include prominent street signage, 13 on-site parking stalls plus two in the apartment carport, a new breaker panel in the apartment, and a newly paved asphalt parking lot.

PROPERTY HIGHLIGHTS

- Rare automotive/flex space in downtown Tigard
- 3 grade level doors
- New asphalt parking lot
- Unique attached apartment/office
- Taxes: \$5,696.92

OFFERING SUMMARY

Sale Price:	\$1,250,000
Lot Size:	14,810 SF
Building Size:	3,808 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	656	1,633	5,807
Total Population	1,478	3,746	13,917
Average HH Income	\$85,982	\$89,737	\$101,532

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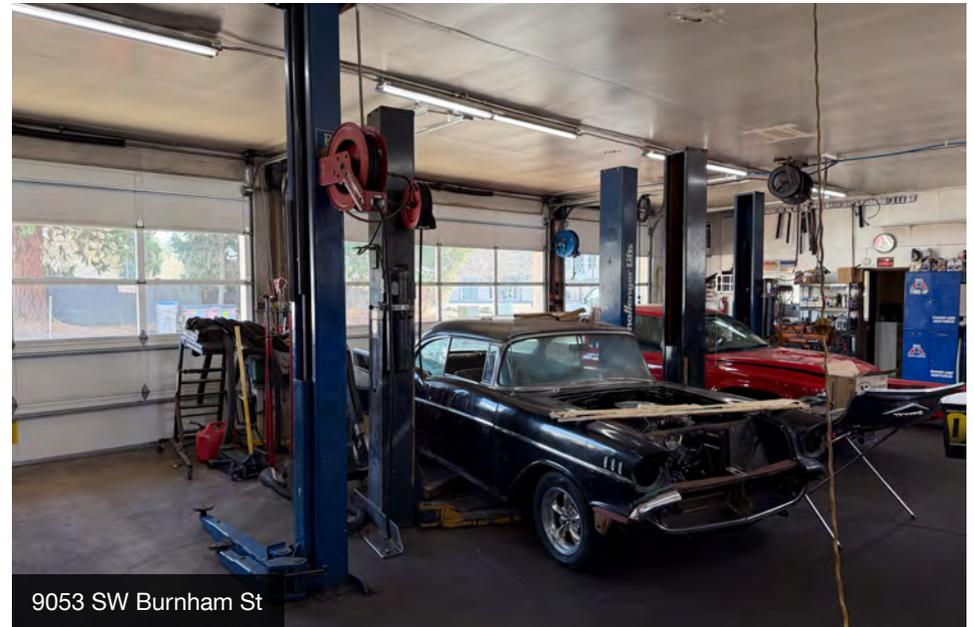
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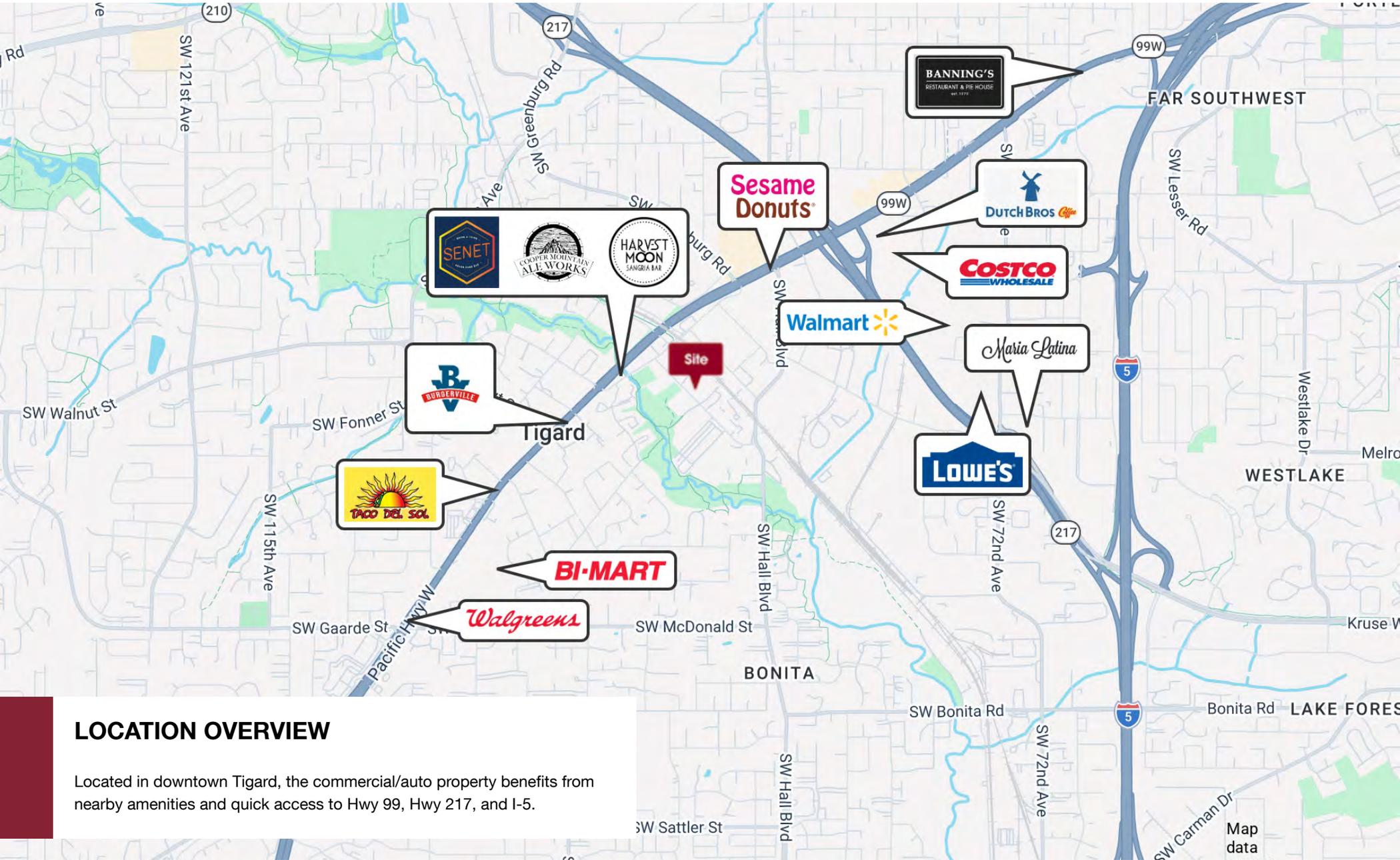
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LOCATION OVERVIEW

Located in downtown Tigard, the commercial/auto property benefits from nearby amenities and quick access to Hwy 99, Hwy 217, and I-5.

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