

12075 SW Allen Blvd Beaverton Oregon 97005

For Sale - \$975,000

Dental Office Building

Owner User



COMMERCIAL  
BLACK.



# Rendering—12075 SW Allen Blvd Beaverton Oregon 973054





# Rendering



# Rendering



- +/- 2,782 SF Owner User Building
- +/- 7,841 SF Lot (Zoned NS)
- Former Dental Office (2nd Floor) with some infrastructure in place - Five Chair Practice
- Shell Condition with Plumbing in Place
- HVAC Served
- Elevator Served
- Two Story Building
- Wood Frame - Stucco
- Nine Parking Stalls Including Two Tandem
- Excellent Visibility
- High Traffic Count
- Ground Floor 750 Square Foot Office (Vacant) with income generating potential
- Unique Opportunity in Washington County City of Beaverton





## 120th and SW Allen—Beaverton Oregon











## RENDERINGS





## Beaverton Oregon







- \$975,000 Purchase Price
- 10% Down Payment
- 6.28% Interest Rate
- \$877,500 Loan Amount
- \$5,805.00 Monthly P&I
- **\$25.04 Per SF Annual P&I**
- **Consistent with Submarket Average Lease Rates**
- Subject to Lending Qualifications
- Not affiliated with Lender



OREGON REAL ESTATE AGENCY  
Initial Agency  
Disclosure Pamphlet

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**Beaverton, Oregon**