



FOR SALE OR LEASE



14430 NW Gillihan Rd, Sauvie Island, Portland, Oregon

Sale Price: \$1,000,000 cash at closing.

Lease Price: \$6,500.00 per month NNN.

- **Lot Size:** +/-2.70 Acres.
- **Zoning:** MUA-20 (Multiple Use Agriculture). Allows commercial uses.
- **2023-2024 Property Taxes:** \$7,157.45 total taxes.
- **Power:** Yes; 3-Phase 480 Volts.
- **Water:** Yes; Well.
- **Outbuildings:** Yes; 2 Shops (25' X 40' and 14' X 36'); 3 Grade-Level Doors.
- **Fenced:** Fully Fenced with Two Gates.

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This information has been obtained by others and deemed to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

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