

4755 SW Watson Ave
BEAVERTON, OR 97005



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Licensed in OR

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FOR SALE

 **MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

4755 SW Watson Ave, Beaverton, OR 97005



PROPERTY DESCRIPTION

- Excellent owner-user opportunity in the very popular downtown Beaverton submarket.
- Buyer can occupy the entire building or occupy and lease out a portion of the building.
- Three tax lots available, including the parking lot behind the building accessed via SW Angel St.
- The building is currently divided into three tenant spaces and could be opened up to create a larger space for an owner-user.

PROPERTY HIGHLIGHTS

- Three Tenant spaces divided as follow:
- Suite #100 - 1,317 SF Usable + 15% load factor
- Suite #102 - 357 SF Usable + 15% load factor
- Suite #200 - 1,664 SF Usable + 15% load factor
- Off-Street Parking is available in front and rear of the building.

OFFERING SUMMARY

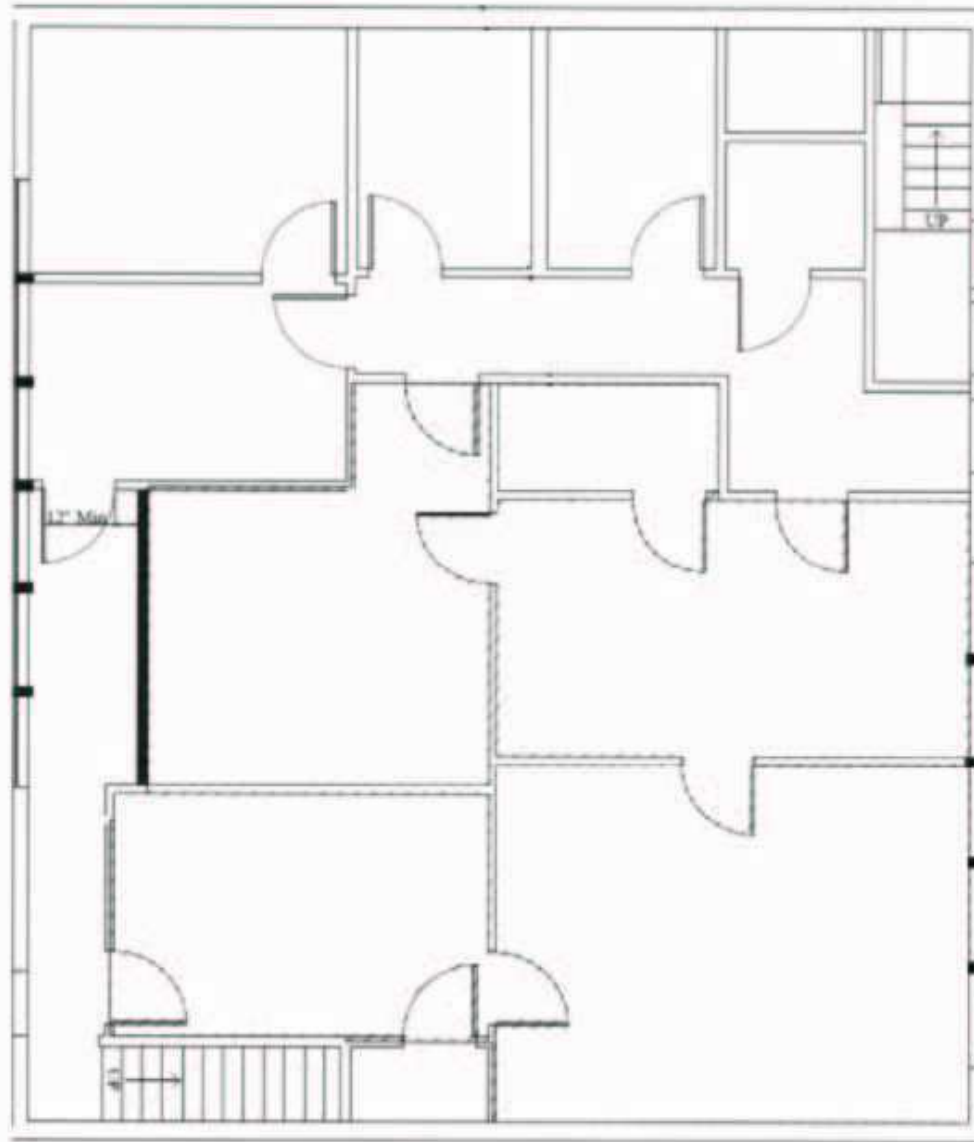
Sale Price:	\$1,150,000
Building Size:	3,840 SF
Lot Size:	10,019 SF
2024 Property Taxes:	\$6,268.96
Year Built:	1980



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Ground Floor



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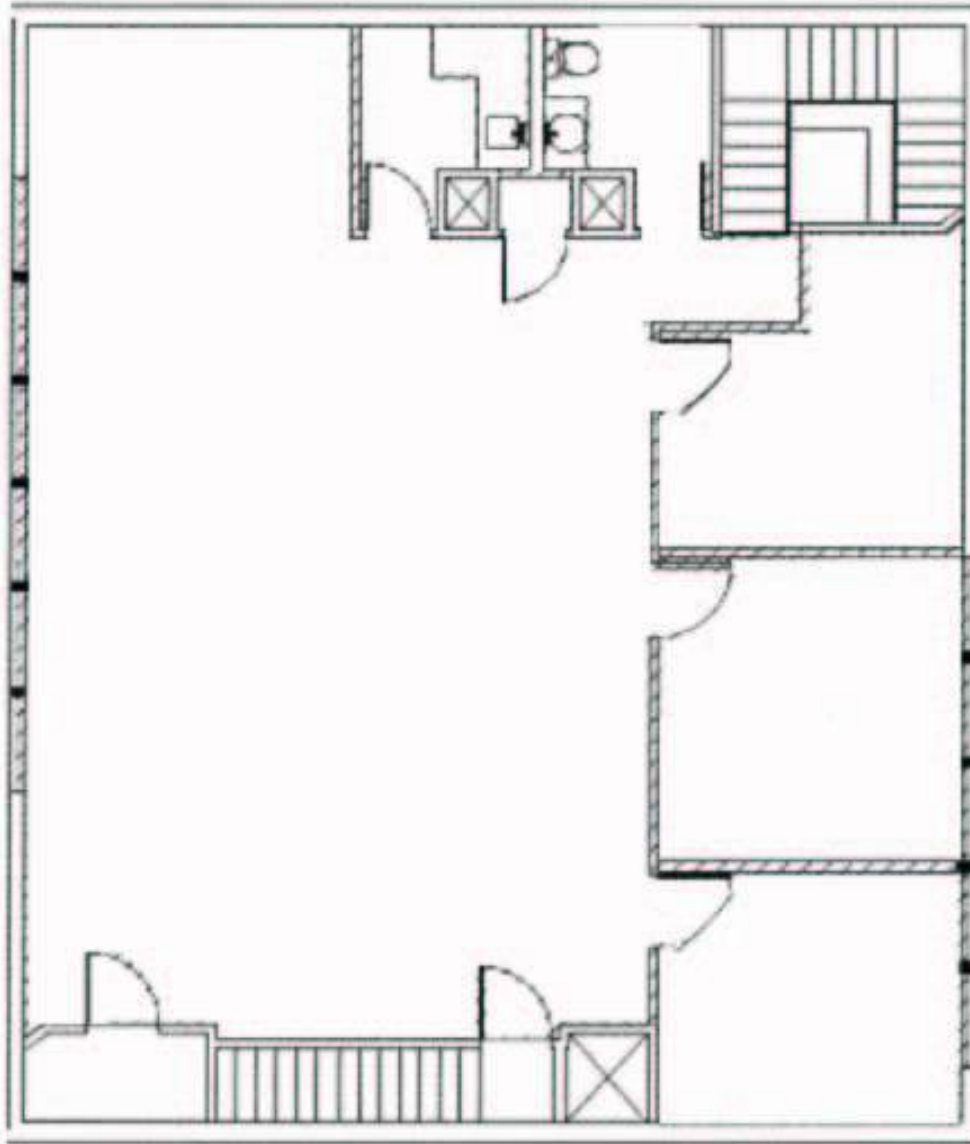
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FOR SALE

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2nd Floor



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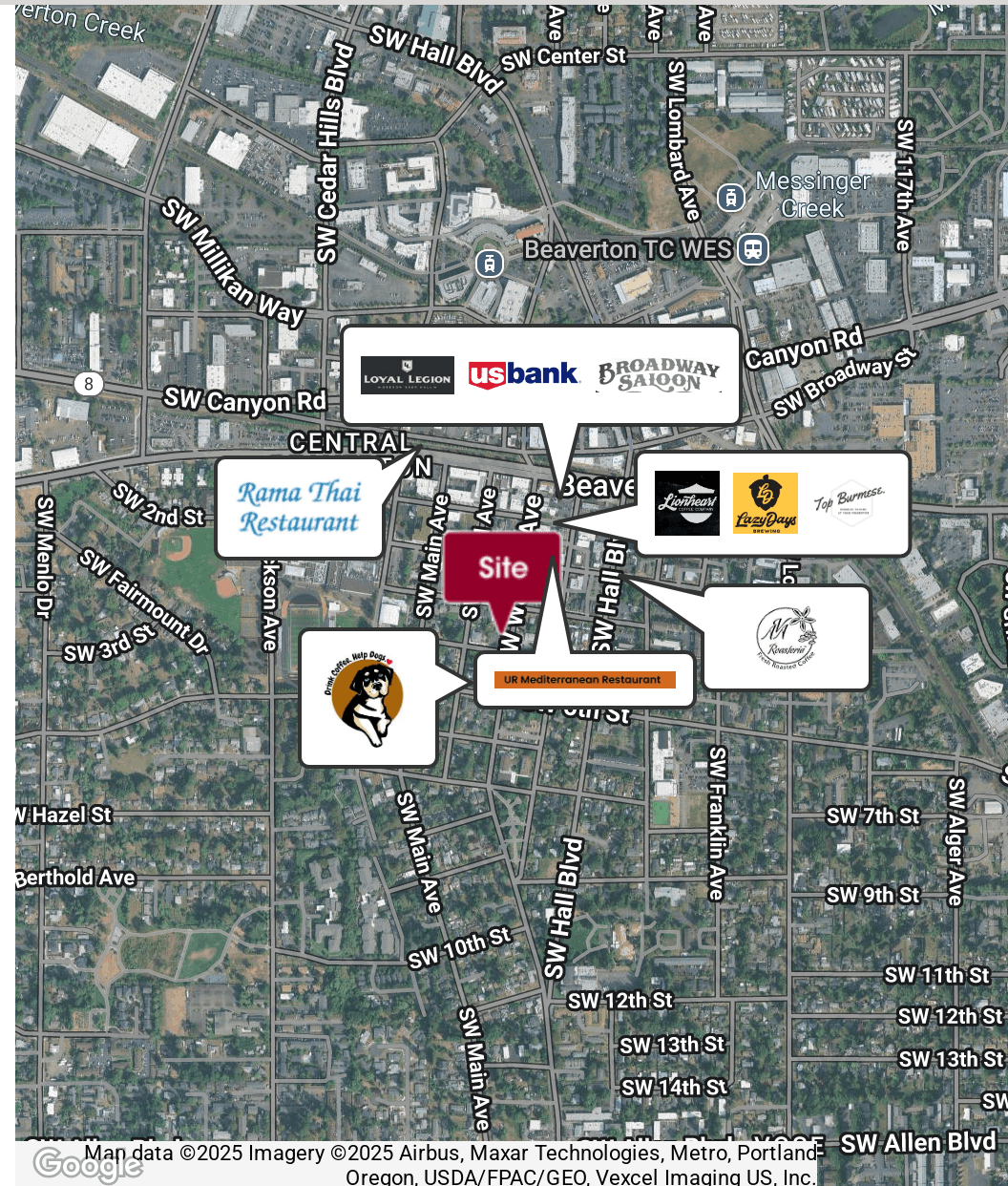


DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total population	893	4,375	20,741
Median age	40	39	38
Total households	409	1,941	8,549
Total persons per HH	2.2	2.3	2.4
Average HH income	\$70,440	\$73,245	\$86,676
Average house value	\$552,639	\$504,002	\$509,809

LOCATION OVERVIEW

The property is in the heart of City of Beaverton's Downtown Business District.



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