



FOR SALE

3007 NE 181ST AVE

PORTLAND, OR 97230

TYLER COLLINS

503.416.0088

tcollins@macadamforbes.com

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

The property has historically been owner-occupied by a construction company, which used the old house as office space, along with the shed and yard area, for storage of construction equipment and materials. Up front, the owner operated a stand-alone coffee kiosk and drive-through named Irish Bros. Coffee.

PROPERTY HIGHLIGHTS

- Zoning: MC - Moderate Commercial. City of Gresham
- Existing coffee drive through.
- Fenced back lot with existing residential home and supporting shop space.

OFFERING SUMMARY

Sale Price:	\$1,300,000
Lot Size:	28,884 SF
Property Taxes:	\$7,660.95

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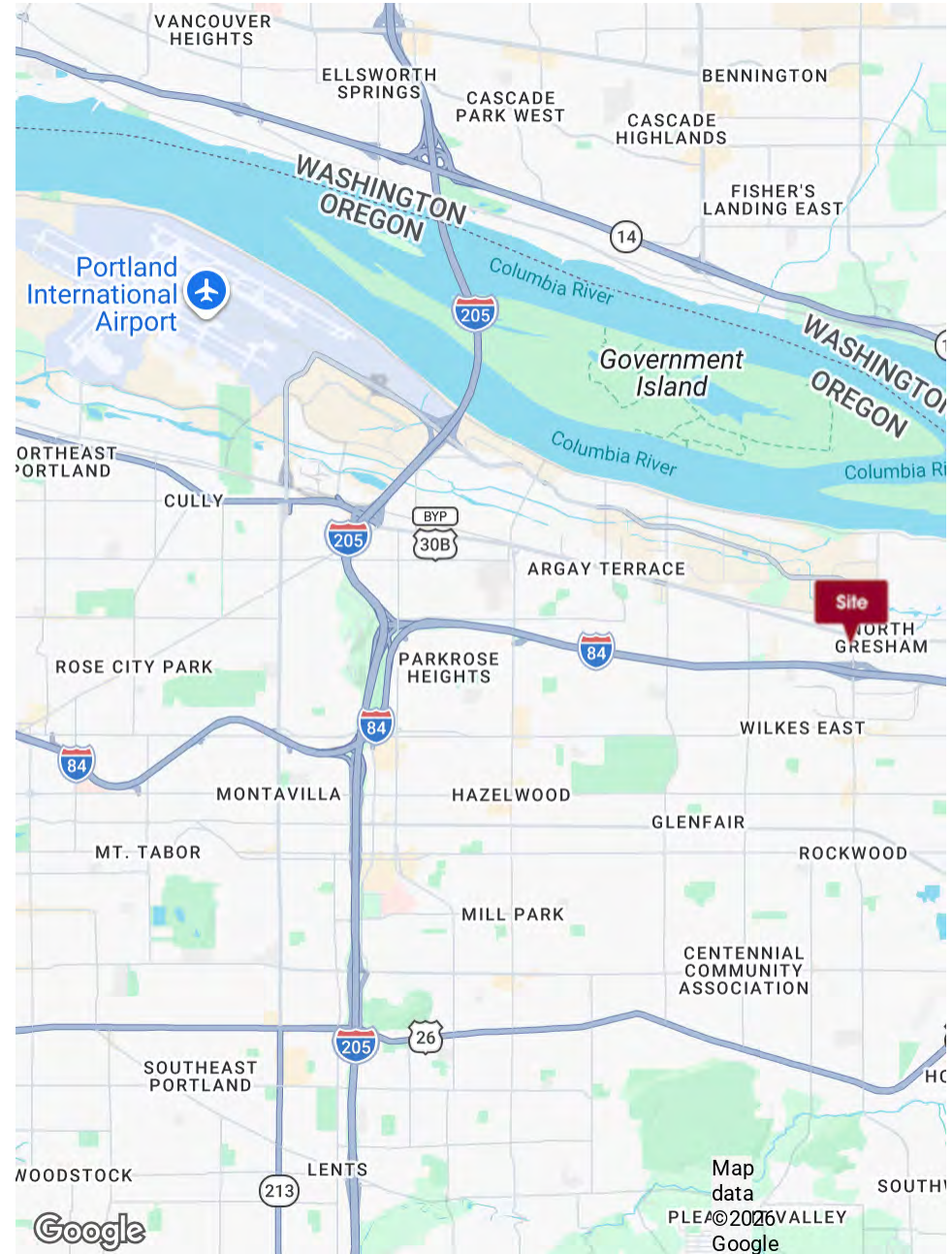
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LOCATION OVERVIEW

The property sits along a well-traveled commercial corridor at the northern edge of the city, near the Gresham–Portland boundary. The site benefits from close access to I-84 and TriMet MAX light rail, placing it within easy reach of major regional traffic and transit while remaining minutes from the NE Sandy Boulevard and Airport Way retail and employment corridors. Portland International Airport and the broader east Multnomah County market are both readily accessible, making this a strategically connected location for a range of commercial uses.



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