



FOR SALE

22467 SW ASH ST

SHERWOOD, OR 97140

CHARLES HASELWOOD

503.515.6959

charles@macadamforbes.com

KEVIN VANDENBRINK

503.972.7289

kevin@macadamforbes.com

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

Recently renovated 2,050 SF office building, with modern amenities, and is perfect for a professional services owner/occupier. Zoned MDRL, the property offers versatility and potential for a range of office-based ventures in Sherwood's thriving commercial hub.

PROPERTY HIGHLIGHTS

- Prime Sherwood location
- Built in 1946, renovated in 2020
- Zoned MDRL

OFFERING SUMMARY

Sale Price:	\$630,000
Lot Size:	4,995 SF
Building Size:	2,050 SF

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LOCATION OVERVIEW

The property is located on a high-traffic roundabout near the downtown Sherwood corridor, making it both easy to find and convenient. Sherwood is known for its strong sense of community and now bustling downtown area with a great variety of local shops and restaurants. New owner(s) can enjoy the benefits of a steadily growing market and a thriving business community.

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,459	3,884	14,023
Average Age	39	39	38
Average Age (Male)	36	36	36
Average Age (Female)	41	41	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	535	1,405	4,811
# of Persons per HH	2.7	2.8	2.9
Average HH Income	\$131,467	\$132,390	\$154,468
Average House Value	\$639,742	\$641,882	\$666,295



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