

2318 PACIFIC AVE FOREST GROVE
\$639,000



THE CONNECT PDX GROUP



THE PROPERTY

- 2424sqft Bldg
- 7 Rooms/Offices
- 2 Bathrooms
- R421733

PROPERTY FEATURES

- Level 0.41 acre
- 75ft of road frontage
- Tenant Occupied Bldg
- Approx 25 parking spaces
- Zoned: TCT
Town Center Transition
- RMLS# 337537362

CONNECT PDX GROUP

KELLER WILLIAMS SUNSET CORRIDOR

1915 NE Stucki Ave
Ste 250
Hillsboro OR 97006

KEVIN MAPES

Principal Broker
Licensed in OR & WA
503.341.0267
office@connectpdxgroup.com

CRAIG LAMANTAIN

Broker
Licensed in OR
503.415.9009
craig@connectpdxgroup.com



2318 PACIFIC AVE FOREST GROVE



THE CONNECT PDX GROUP



DISTANCE TO

- 10 min drive to Hwy26
- 1 hour to PDX Airport

LEASE \$4100/mo total
CAP 5.2%

Single story office building on a 0.41 acre lot. This property is currently rented by long term tenants. Cement Block Building has 10 rooms or offices with three bathrooms. One unit (600sqft) has 3 rooms with one bathroom while the other unit (1824sqft) has 7 rooms/offices with a large storage room and two bathrooms. The larger unit could be easily divided to have a third commercial unit for owner use or new third tenant. Approximately 25 parking spaces available with building. The Town Center Transition (TCT) Zone commercial uses include retail, office, repair oriented services, eating & drinking establishments, day care, or multi-family units. Located near Pacific University and on a high traffic road with up to 15,000 vehicles per day.



