

# Multi-Use Office Space with Large Parking Lot

2222 E POWELL BLVD GRESHAM, OR 97080



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FOR SALE

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COMMERCIAL REAL ESTATE SERVICES



# FOR SALE

2222 E Powell Boulevard, Gresham, OR 97080



## PROPERTY DESCRIPTION

Rare opportunity to purchase a recently updated 5,364 SF former counseling office with an over abundance of parking on a large 1.23 acre lot. The property also benefits from visibility on E Powell Boulevard along with a monument sign. The building is demised into 14 private offices, a large reception area, breakroom and an oversized meeting room. Property is zoned CC (Community Commercial, City of Gresham), which allows a variety of uses including office/clinic uses, daycare, retail, auto-dependent uses and more.

## PROPERTY HIGHLIGHTS

- Abundant parking
- Monument sign on E Powell Boulevard
- Heavy private office buildout
- Recently remodeled building

## OFFERING SUMMARY

Sale Price:	\$1,575,000
Lot Size:	1.23 Acres
Building Size:	5,364 SF
Property Taxes:	\$19,554

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	537	2,162	7,165
Total Population	1,477	5,811	18,817
Average HH Income	\$45,862	\$52,040	\$60,993



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## LOCATION OVERVIEW

Located on the southeast corner of E Powell Boulevard and SE Rene Avenue, the property is surrounded by retail shops and car dealerships. Highway 26 is just one block to the east from the subject property.



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