

THE OCTAVIAN GROUP

REAL ESTATE

AFFILIATED WITH OREGON FIRST
AFFILIATED WITH WASHINGTON FIRST PROPERTIES

DOWNTOWN GRESHAM LANDMARK



400 NE ROBERTS AVE, GRESHAM, OR 97030

Position your portfolio for growth with this exceptional commercial property in the heart of Gresham. The Roberts Street Clinic offers an ideal blend of location, functionality, and long-term potential—perfect for investors seeking a solid, income-producing asset in a thriving community.

Property Highlights:

- Prime, visible location with easy access and ample parking
- Flexible floor plan ideal for medical, professional, or multi-tenant use
- Well-maintained building—ready for owner-users or tenants
- Strong local demographics and business growth in the surrounding area
- Excellent opportunity for 1031 exchange, portfolio diversification, or expansion

Whether you're an experienced investor or new to commercial real estate, this property offers the flexibility and value today's market demands. With Gresham's continued growth and limited quality inventory, opportunities like this don't last long.

PRICED AT **\$1,850,000**

RACHEL SELLER • 503-380-9634 • RACHEL@RACHELSHELLER.COM • OCTAVIANREALTYGROUP.COM