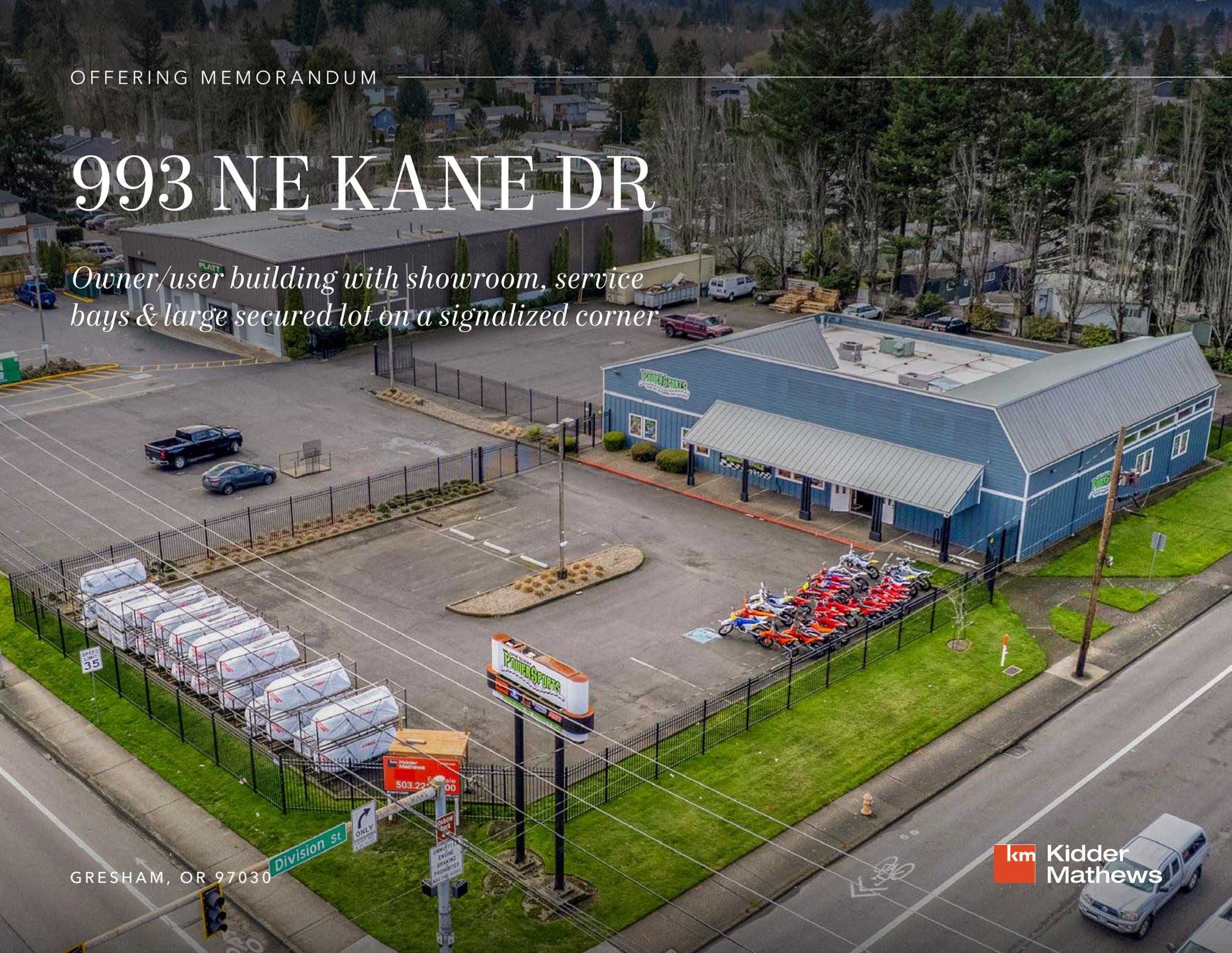


OFFERING MEMORANDUM

993 NE KANE DR

Owner/user building with showroom, service bays & large secured lot on a signalized corner



GRESHAM, OR 97030

Division St

ONLY

503.225.1000

UNMUFFLED ENGINE BRAKING PROHIBITED

km Kidder Mathews



TURNKEY FORMER MOTORSPORTS DEALERSHIP IN A *PRIME LOCATION*



Former motorsports dealership with showroom, service center, and private office. This well-maintained property is situated on a signalized corner with high-visibility signage. The 1.38-acre square lot has two parking areas secured with 6-ft metal fences. A full remodel was completed in 2020 for the previous tenant which includes a electrical, plumbing, new roof, siding, and more.

PROPERTY OVERVIEW

ADDRESS	993 NE Kane Dr, Gresham, OR 97030
BUILDING SIZE	6,764 SF
LOT SIZE	60,113 SF (1.38 AC)
YEAR BUILT / RENOVATED	1983 / 2020
STORIES	One
ZONING	MC (Moderate Commercial) City of Gresham
LOADING	Two grade-level roll-up doors
LOCATION	Excellent visibility at signalized intersection of NE Division St and NE Kane Dr in Gresham
SALE PRICE	\$2,700,000

6,764 SF
BUILDING SIZE

1.38 AC
LOT SIZE

\$2.7M
SALE PRICE

MC-ZONED, 1.38 AC COMMERCIAL SITE

The Moderate Commercial (MC) district is applied to smaller nodes of commercial activity than the Community Commercial and is clustered around key intersections.

This district is intended to function primarily as locally-oriented centers serving smaller trade areas than the Community Commercial district. Building size limitations ensure compatibility with the surrounding neighborhoods. Permitted development types include commercial retail, service, and office uses. This district also permits housing as a secondary use, with multifamily being developed in conjunction with commercial construction. Design Standards in Section 7.0100 for new construction and remodels which meet the thresholds described in Section 7.0003 will ensure a strong pedestrian orientation for new development.

ALLOWED USES

Auto Use

Retail Services

Clinics

Daycares

Schools

Religious Institutions

Live-Work

Event Entertainment

Outdoor Commercial

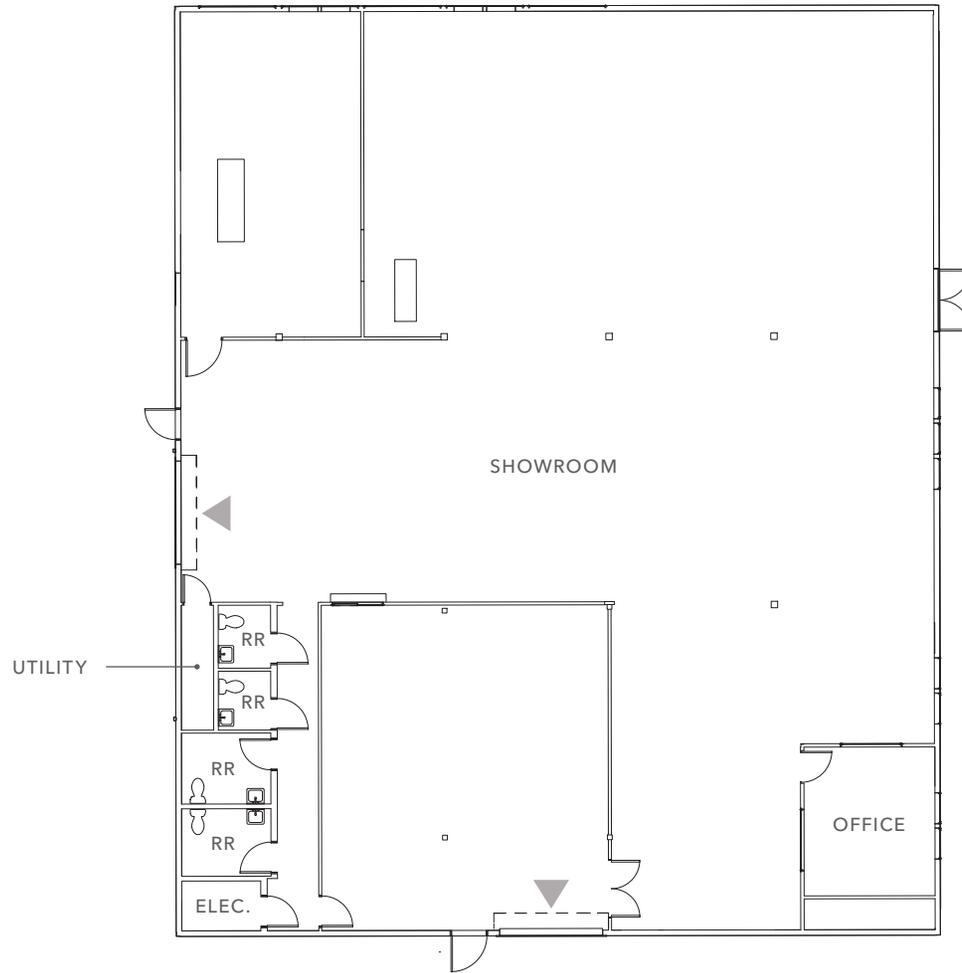
Affordable Housing

Residential Facilities

And many more



FLOOR PLAN



6,764 SF

BUILDING SIZE

1.38 AC

LOT SIZE

1983 / 2020

YEAR BUILT / RENOVATED

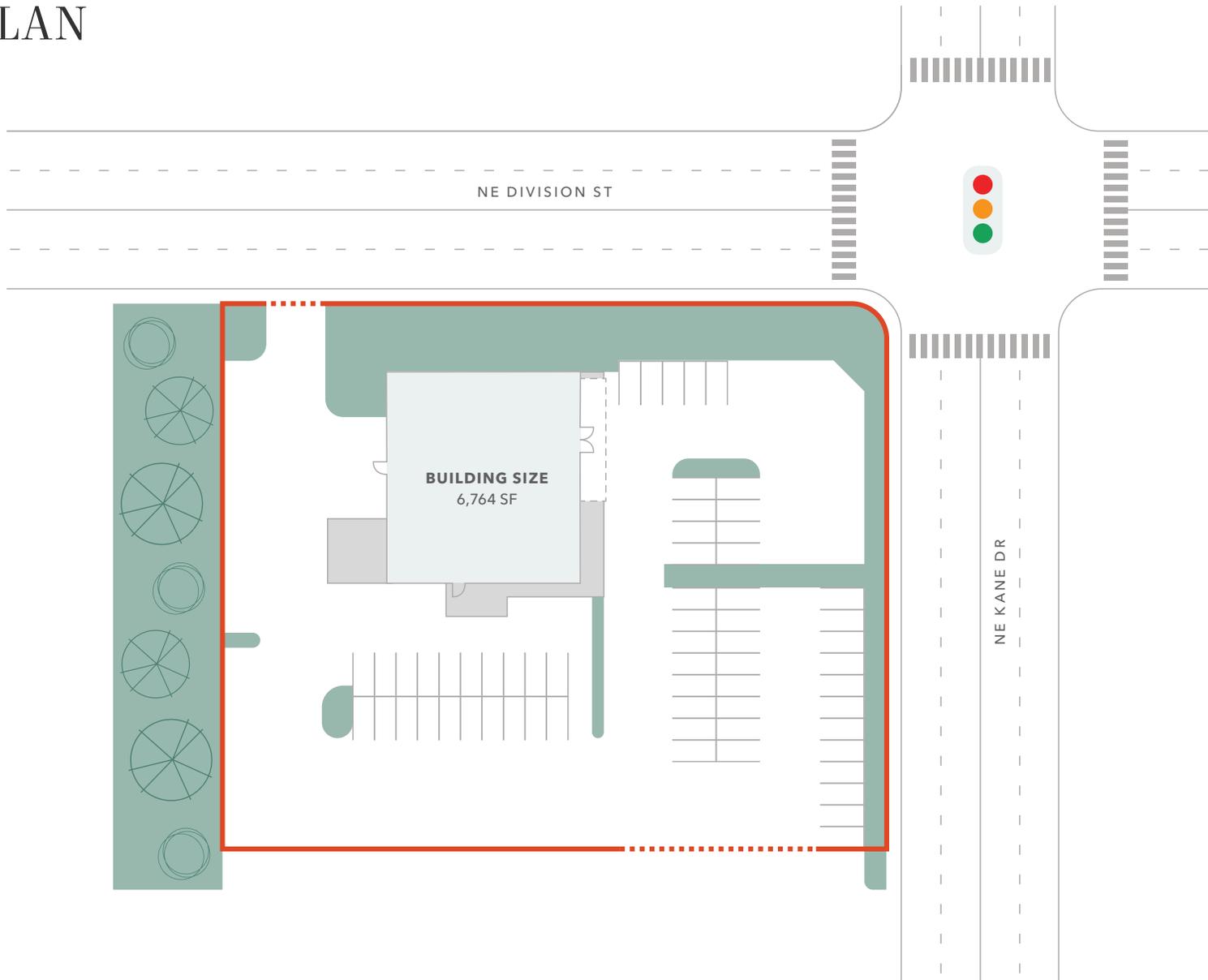
2

GRADE-LEVEL DOORS



▲ Grade-level door

SITE PLAN



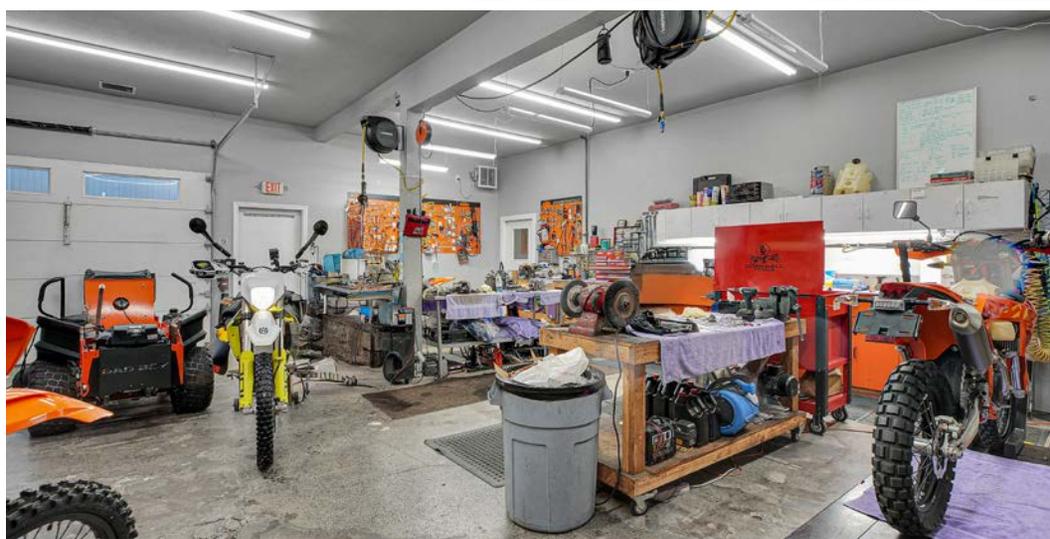
PROPERTY OVERVIEW



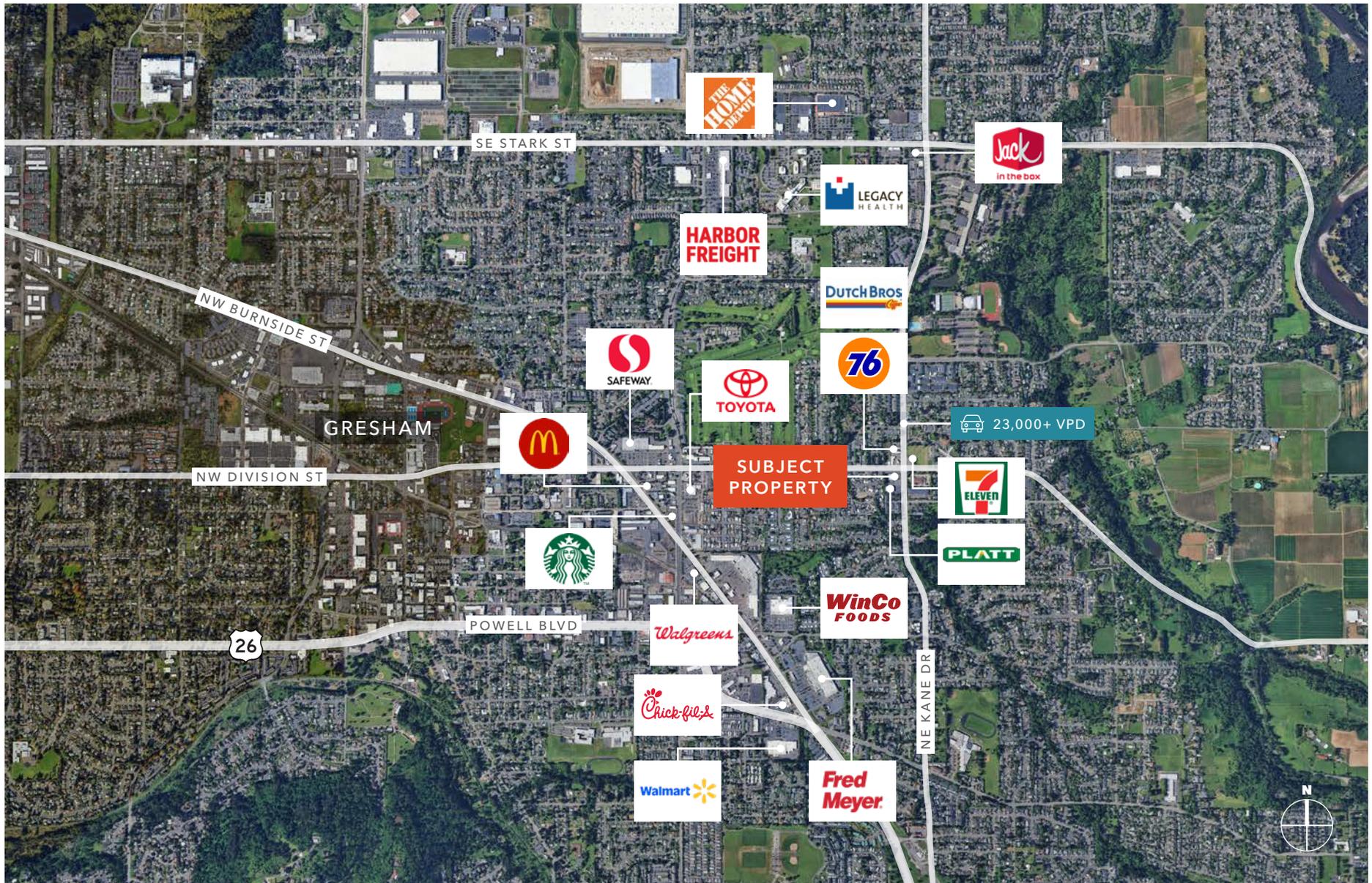
KIDDER MATHEWS



PROPERTY OVERVIEW



LOCATION OVERVIEW



DEMOGRAPHICS



Population

	1 Mile	3 Miles	5 Miles
2010 CENSUS	17,232	86,682	160,224
2020 CENSUS	18,917	93,614	172,413
2025 ESTIMATED	16,791	88,932	162,723
2030 PROJECTED	15,686	86,395	157,221



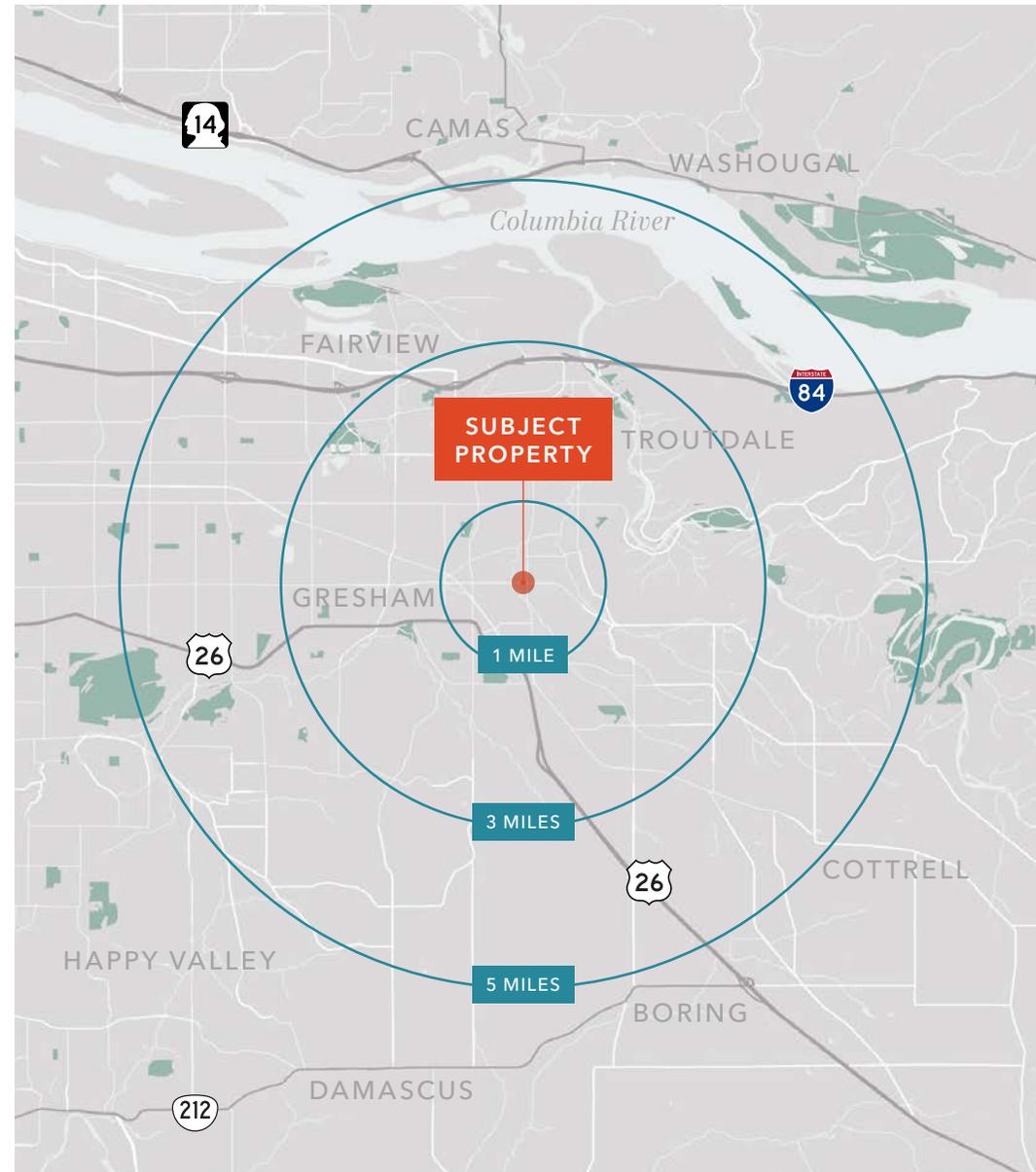
Households

	1 Mile	3 Miles	5 Miles
2010 CENSUS	6,553	32,175	58,152
2020 CENSUS	7,045	34,389	61,933
2025 ESTIMATED	6,544	34,006	60,615
2030 PROJECTED	6,141	33,352	59,058



Household Income

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$73,198	\$84,251	\$84,902
2030 MEDIAN PROJECTED	\$73,701	\$83,360	\$84,773
2025 AVERAGE	\$87,005	\$103,498	\$104,484
2030 AVERAGE PROJECTED	\$87,549	\$102,618	\$104,527





993 NE KANE DR

*For more information on
this property, please contact*

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