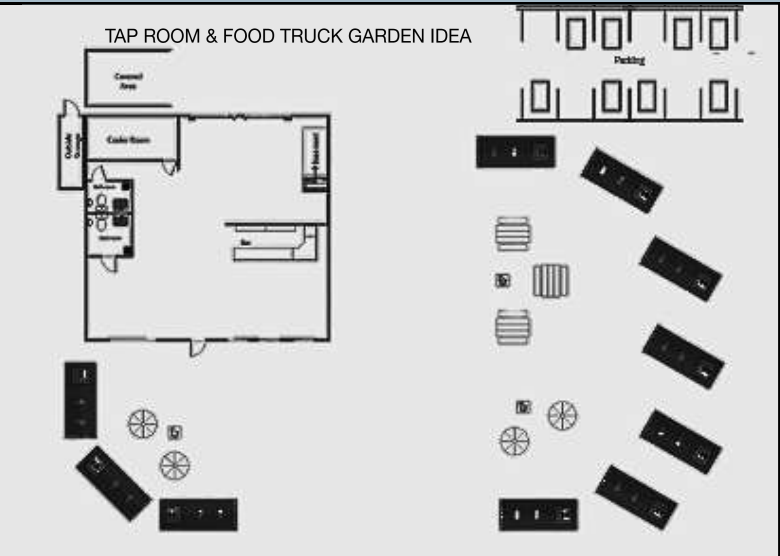


PRIME LOCATION PERFECT FOR FOOD TRUCKS AND TAP ROOM



HIGH TRAFFIC PROPERTY FOR SALE

786 NE BURNSIDE RD, GRESHAM, OR
\$2,250,000
 RMLS 654359056

Picture this! Food Cart Station potential. Currently home to Dayspring Trailers; this is a highly visible commercial property with excellent frontage on a well traffic corridor, in an area with a variety of businesses – many of them retail. Imagine a bar with indoor/outdoor eating space – home to 10 or more food carts with various specialties; their space rent paying your expenses. At this time, the main building includes a parts department with a bar, two bathrooms (one is ADA), two offices with removable walls and a mechanics bay with two rear facing 10 x 12 garage doors, storage – perhaps cold storage? – in the basement, plus an attic loft – music?

Possibility of owner financing up to 30%.

Zoning allows retail, restaurant use, vehicle dealership, auto repair, boutique, rental, etc. Buyer to do due diligence.

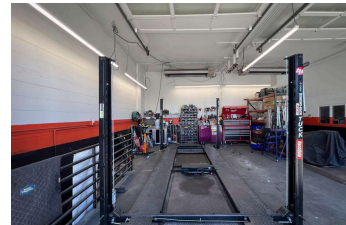
KEY FEATURES:

- **Building:** Constructed in 1987, updated & freshly painted main building with three additional movable outbuildings on property that can be used for extra storage, covered seating and more.
- **Interior Layout:** Contains Retail/showroom space, two office areas, two bathrooms, garage space with two 10 x 12 bay doors and a break or file storage area. Main showroom has a basement and attic storage. Building is cement constructed, and all interior walls can be moved.
- **Lot:** Recently paved for a clean, professional appearance
- **Sale Includes:** Building and land only (business not included)

This property offers flexibility for a wide range of commercial applications and is move-in ready. Don't miss this opportunity to invest in a versatile and highly visible location. Buyer to participate in 1031 Exchange at no cost. Listing agent is related to the seller.



SCAN TO VIEW



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ESTIMATED FINANCIALS

Purchase price \$2,250,000
Down payment 20% \$450,000
Remaining balance \$1,800,000

Monthly payment at 6.25% interest
over 25 years \$11,874.05
(OAC per Riverview Bank)

Property taxes \$13,694 annually
\$1141.17 per month

Average utilities \$900 per month

Total outgo appx \$13,915.22 per month

Space rent approximately \$1750 p/m
x10 food carts=\$17,500 p/m

\$3500+ profit before Bar, etc.

