

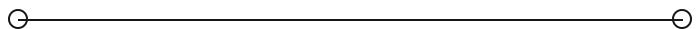


**OFFERING MEMORANDUM**

# 18400 SE Division St

**18400 SE DIVISION ST**

Gresham, OR 97030



**PRESENTED BY:**

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**JIM WIERSON II**

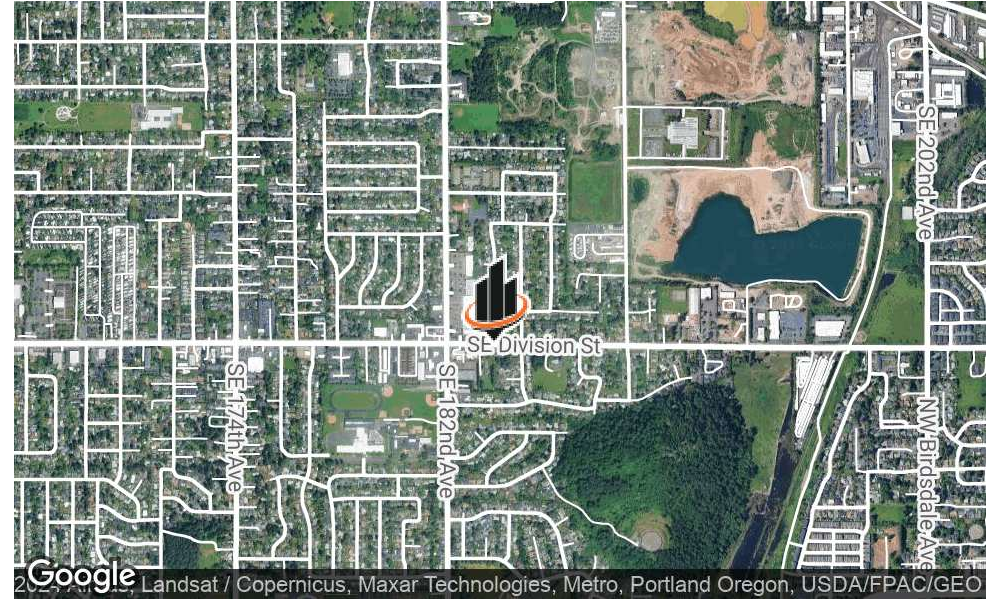
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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,198,000
<b>BUILDING SIZE:</b>	3,628 SF
<b>LOT SIZE:</b>	58,478 SF
<b>ZONING:</b>	MC
<b>YEAR BUILT:</b>	1954-1960

## PROPERTY OVERVIEW

New to Market! 3 adjacent tax lots For Sale. Nearly 60,000sf of MC zoned land, 2 commercial buildings and a single family home. Perfect for Owner User or developer. Approximately \$90K of annual income + NNN from the 2 commercial businesses.

## PROPERTY HIGHLIGHTS

- \*SE Division St & SE 187th Pl E Vehicles per day 23,787
- \*SE Division St and SE 187th Pl E Vehicles per day in 2022 23,787
- \*Please do not disturb tenants

## PROPERTY DESCRIPTION



### 18400 E/SE DIVISION ST - PARCEL# R338543

- Approximately 21,726sf land
- Partially paved
- Zoned Moderate Commercial (MC)
- 2023 Property Taxes - \$958.59



### 18400 SE DIVISION ST - PARCEL# R338605

- 2 leased buildings approx 2,030sf total on a 9,458sf paved lot
- Built in 1960
- Zoned Moderate Commercial (MC)
- 2023 Property Taxes - \$3,215.19
- Pylon Sign generating additional income



### 18316 SE DIVISION ST - PARCEL# R338556

- Single Family Property approx. 1,598SF on ~27,294SF Lot
- Built in 1954
- Zoned Moderate Commercial (MC)
- 2023 Property Taxes - \$4,445.76
- Single Family includes main floor of 3 bedrooms, 1 full bath, kitchen, dining room with fireplace, living room, in addition to a basement that includes its own separate independent entrance, large living room with fireplace, 1 bedroom, 1 bathroom, spacious laundry area with shelves and cabinets, 2 car garage, and large fenced yard.

# RENT ROLL

SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	MONTHLY RENT	LEASE START	LEASE END	COMMENTS
18400 A	Massage-Fengying Wu and Haoyunlai, LLC	1,015 SF	\$28.37	\$2,400	09/25/2024	10/31/2026	+NNN
18400 B	Botanical Congo de Guinea	1,015 SF	\$26.60	\$2,250	11/1/2023	10/31/2025	+NNN
18316	Single-Family	1,598 SF	\$18.92	\$2,520	4/1/2017	-	All utilities paid by Tenant.
Pylon Sign	OUTFRONT MEDIA Inc	1 SF	\$3,966.84	\$331	05/12/2022	-	MtM
<b>TOTALS</b>		<b>3,629 SF</b>		<b>\$7,500</b>			

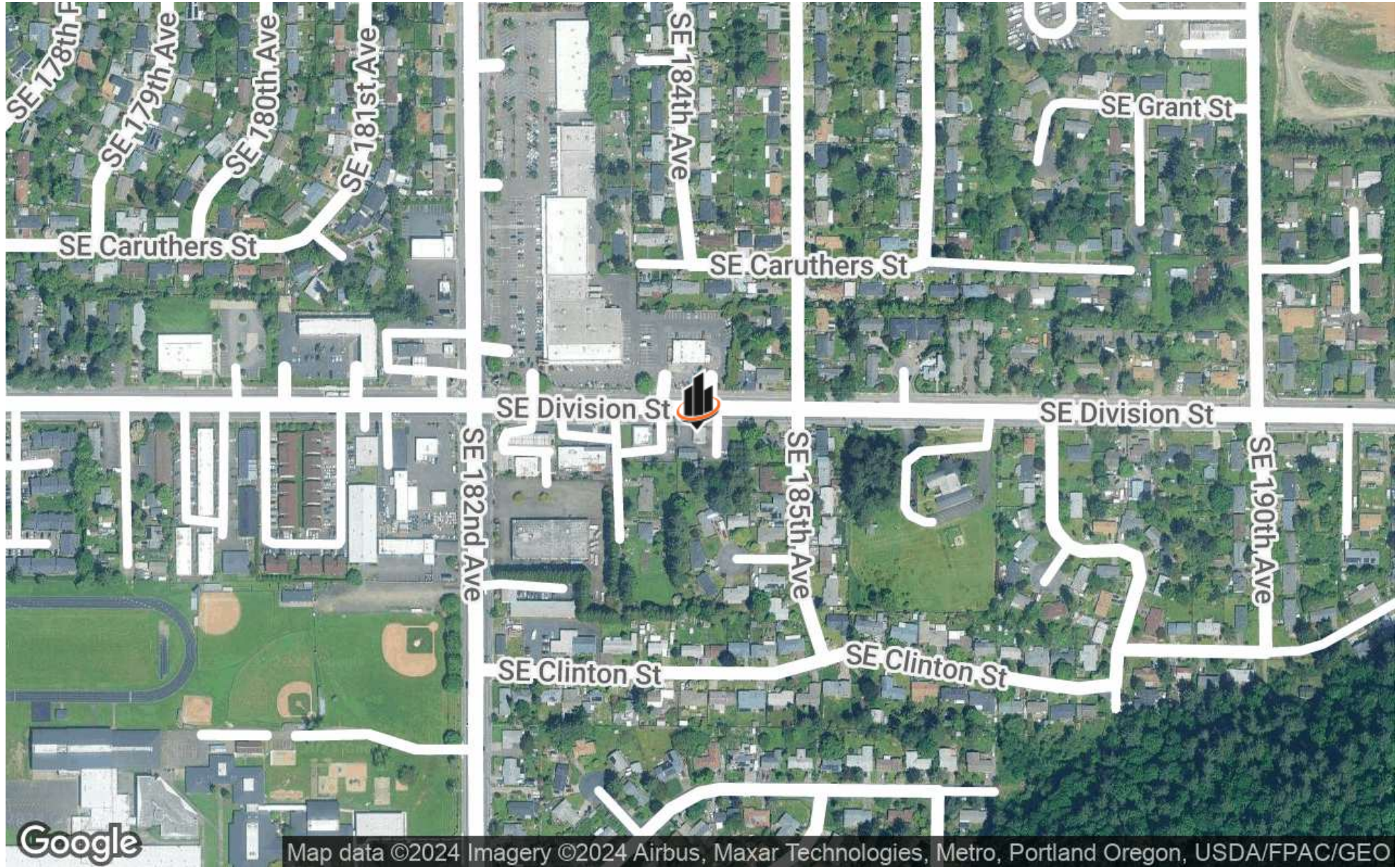


**ADDITIONAL PHOTOS**



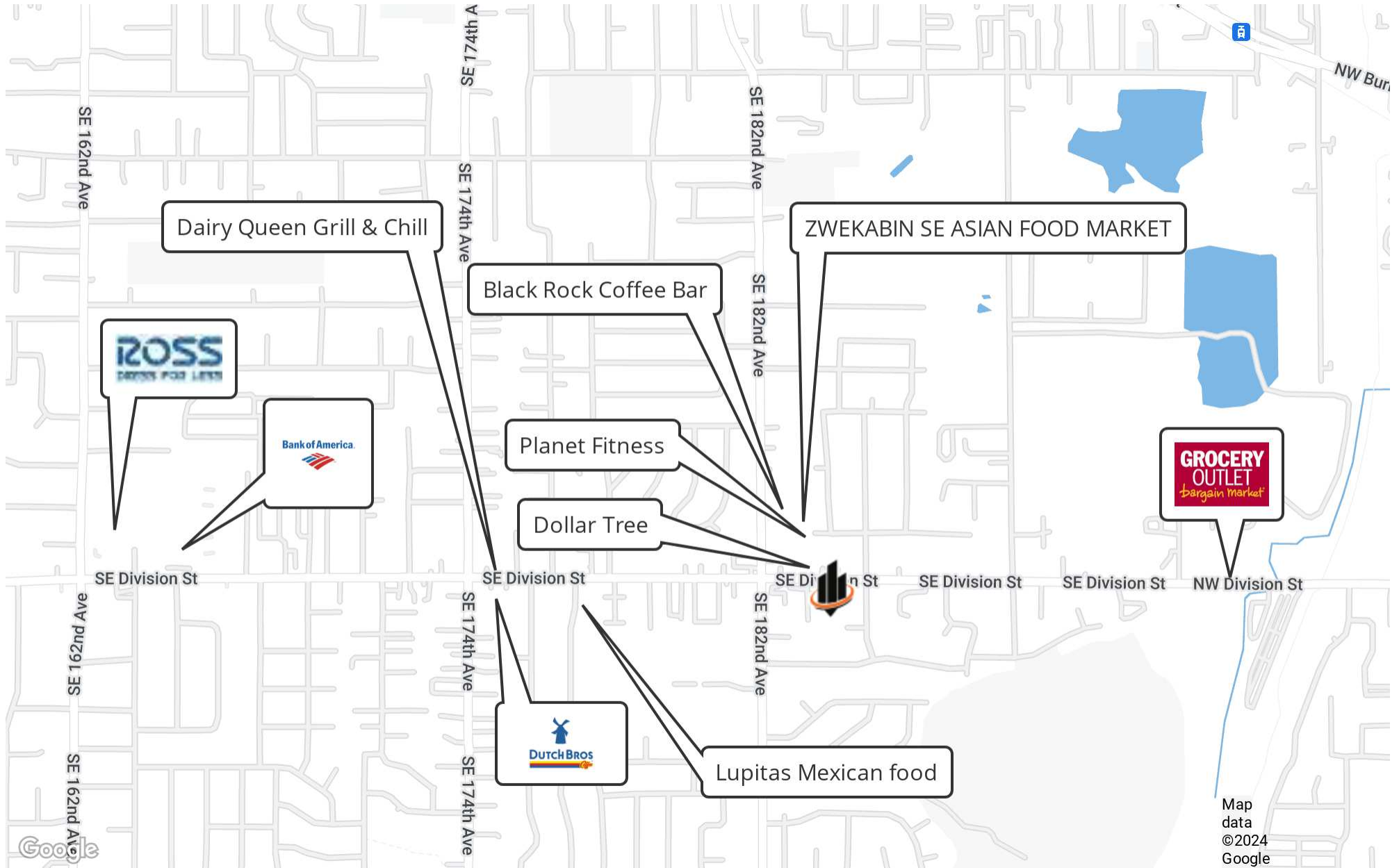


LOCATION MAP

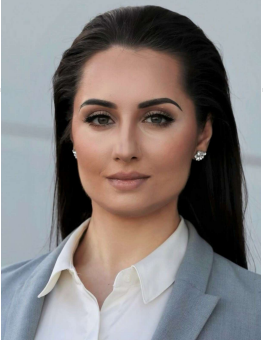




# RETAILER MAP



## ADVISOR BIO 1



### OLESYA PROKHOROVA

Senior Advisor

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### PROFESSIONAL BACKGROUND

Olesya is a licensed Real Estate Broker in Oregon and Washington. Focusing on the individual needs and priorities of her clients allows her to tailor a real estate strategy with the highest possible outcome for success. She has a true passion for helping her clients meet their real estate goals and to help them enjoy their real estate experience.

Before joining SVN | Bluestone, Olesya graduated from Portland State University in 2018 with a double major in Business Administration. Her focus was in Business Management & Leadership, Human Resource Management, and a minor in Real Estate Development.

Outside of SVN Bluestone, Olesya enjoys skiing, scuba diving, and more importantly bringing hope to the hurting through her involvement with DWJD team as a member.

Olesya's drive to be successful and help others succeed has been a powerful motivator for her and for those around her.

#### SVN | Bluestone

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This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.