

## **OFFERING SUMMARY**

**Sale Price:** \$2,600,000

Cap Rate: 6%

**NOI:** \$156,114

Building SF: 13,228 SF

Parking: 42 Spaces

Year Built: 1979

**Zoning:** CE, City of Portland

## **PROPERTY OVERVIEW**

Two-story office building for sale on 0.65 acres of land. Asking price is reduced to \$2,278,395 which is a 7.5% cap rate (factoring in 5% reserves) based on the 2021 actual income and projected expense numbers. The property is professionally managed and maintained. Upside on rental income with the leases that expire in 2021.

### **LOCATION OVERVIEW**

Centrally located office building located near the intersection of I-84 and I-205 with easy access to Gateway Shopping Center, Portland City Center, Portland International Airport, and Vancouver.

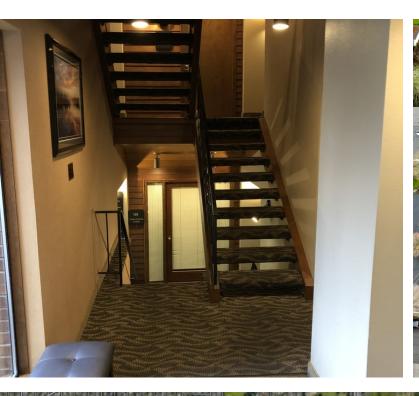
#### **PROPERTY HIGHLIGHTS**

- Rare 7.5% cap rate on actual income and expenses
- Well maintained two-story office building
- · Professionally managed
- 24-hour card key access
- Newer roof



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# FOR SALE









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