

Freestanding Office

8430 SW 22ND AVENUE | PORTLAND, OR 97219

Brett Bayne
503.972.7280
bayne@macadamforbes.com
Licensed in OR

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR SALE

 **MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

8430 SW 22nd Avenue, Portland, OR 97219



PROPERTY DESCRIPTION

Freestanding, single-tenant office building. Well-located in Southwest Portland offers good exposure and close proximity to Interstate 5 and downtown Portland. The building is well-maintained with quality interior finishes and professionally landscaped.

OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	4,860 SF
Building Size:	1,007 SF
Estimated Taxes:	\$4,077.34



Brett Bayne
503.972.7280
bayne@macadamforbes.com
Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500

FOR SALE

8430 SW 22nd Avenue, Portland, OR 97219



PROPERTY HIGHLIGHTS

- Two private offices, reception, and break room
- Four off-street parking spaces
- Supports both professional office and medical-related occupancies
- Exterior walls are masonry and wood frame construction
- Interior finish features recessed can lighting and vinyl and commercial grade carpet and updated vinyl frame windows
- Forced air gas furnace and central air conditioning
- Break room is appointed with newer cabinetry, stainless steel sink, and refrigerator



Brett Bayne
503.972.7280
bayne@macadamforbes.com
Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500

FOR SALE

8430 SW 22nd Avenue, Portland, OR 97219

DEMOGRAPHICS

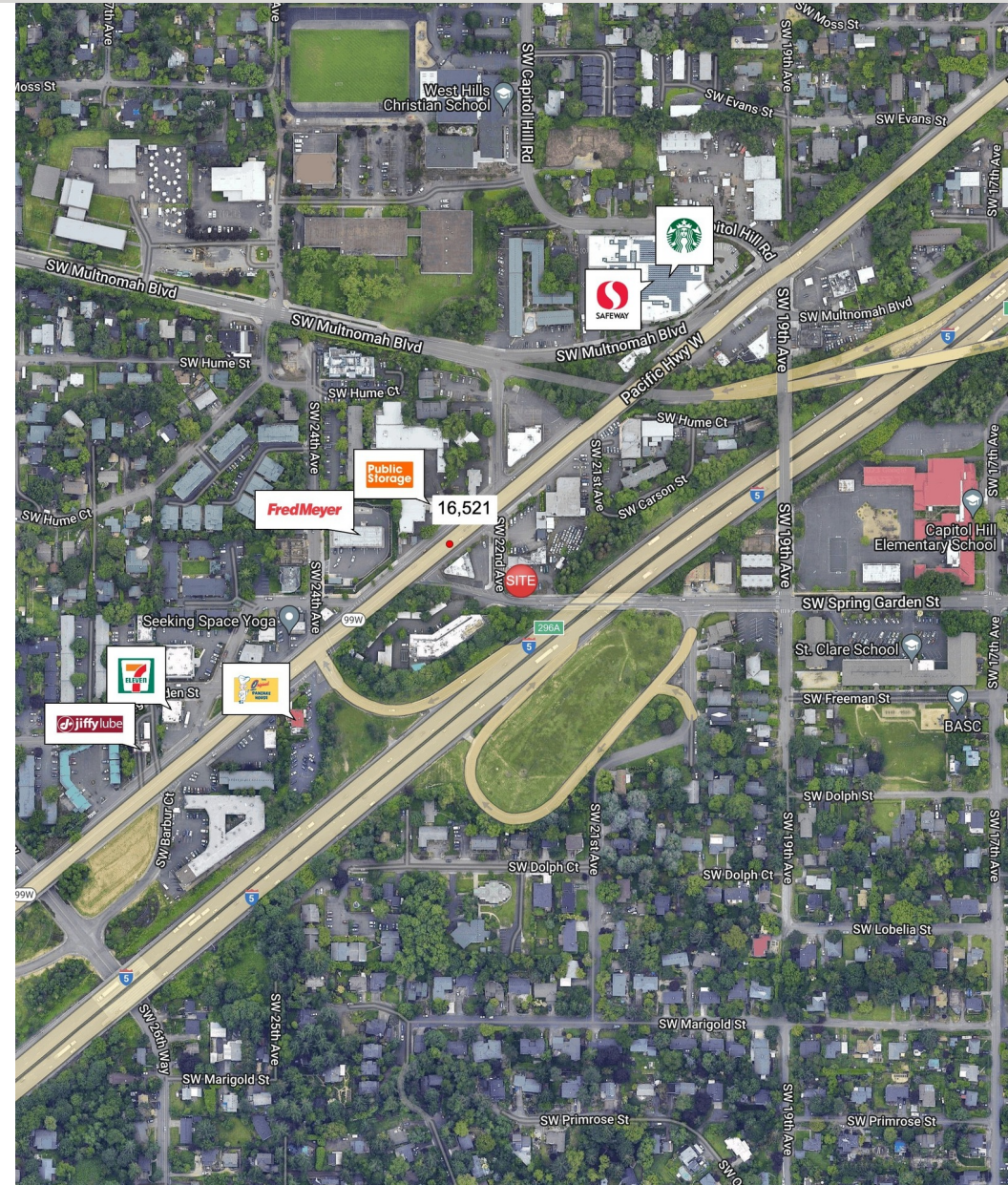
	0.25 MILES	0.5 MILES	1 MILE
Total population	1,023	4,206	16,692
Median age	35.0	38.6	40.0
Median age (Male)	35.6	38.5	39.2
Median age (Female)	42.9	43.6	42.2
Total households	541	2,092	7,530
Total persons per HH	1.9	2.0	2.2
Average HH income	\$81,933	\$92,665	\$107,729
Average house value	\$469,797	\$472,768	\$479,329

LOCATION OVERVIEW

The property is located on the northeast corner of SW Spring Garden Road and SW 22nd Avenue and one block east of SW Barbur Boulevard in the Burlingame neighborhood. The site is located one mile from the Capitol Highway/Interstate 5 interchange and has good exposure from SW Garden Road which is the main arterial to SW Barbur Boulevard.

COMMUTE SCORE

81 Very Walkable, Most errands can be accomplished on foot



Brett Bayne

503.972.7280

bayne@macadamforbes.com

Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500