

# Turn-Key Two-Building Residential Care Facility

1307 & 1315 SE 4TH STREET | GRESHAM, OR 97080-1209

1307

1315

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FOR SALE

**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES

# FOR SALE

1307 & 1315 SE 4th Street, Gresham, OR 97080-1209



## PROPERTY DESCRIPTION

Located on adjoining tax lots, 1307 & 1315 SE 4th Street are well-maintained buildings optimal for a variety of residential care usages. Built in 2007, 1307 is a 5,234-square-foot structure that features 12 beds, comfortable common areas, and office space for staff. Originally a single-family residence, 1315 was converted to a multi-purpose 3,627 square-foot building, boasting features such as additional office space for staff, communal areas for patients, laundry, storage, and quarters for overnight workers. A second story, featuring three bedrooms, two bathrooms, a full kitchen, and a common area, was added to the 1315 structure in 2004.

## OFFERING SUMMARY

Sale Price:	\$2,700,000
Lot Size:	12,709 SF
Total Building Size:	8,861 SF



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## PROPERTY HIGHLIGHTS

- Rare turn key care facility with a versatile adjoining structure
- Located in a quiet residential neighborhood
- Accessible location for staff commuting to the site
- Potentially eligible for state funding depending on usage
- Additional parking available on site, call broker for details



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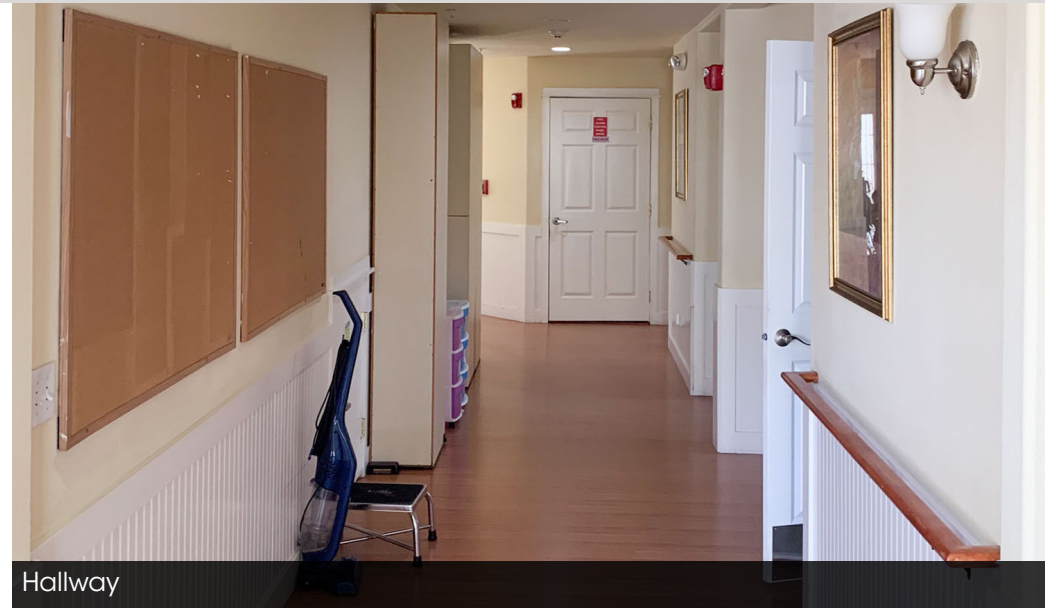
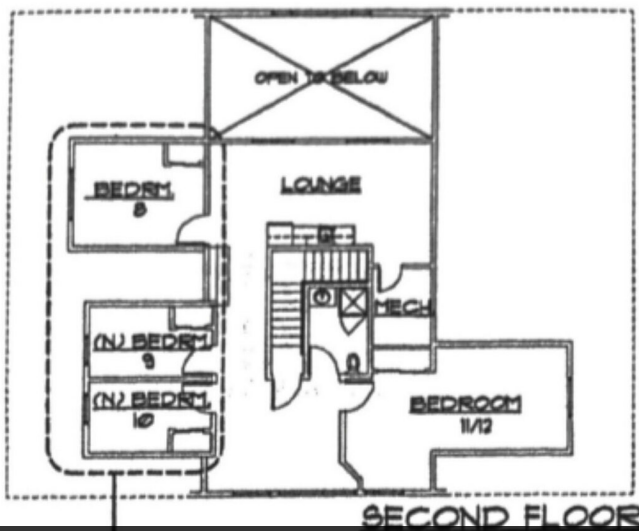
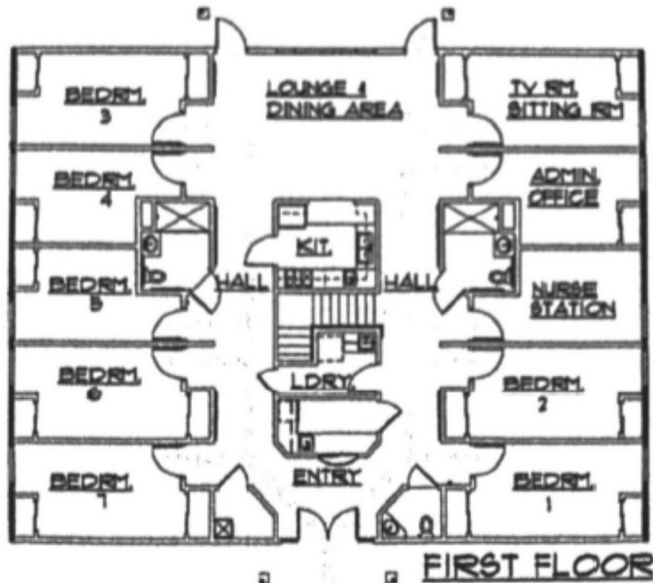
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Hallway



Dining Area

1315 Floor Plan



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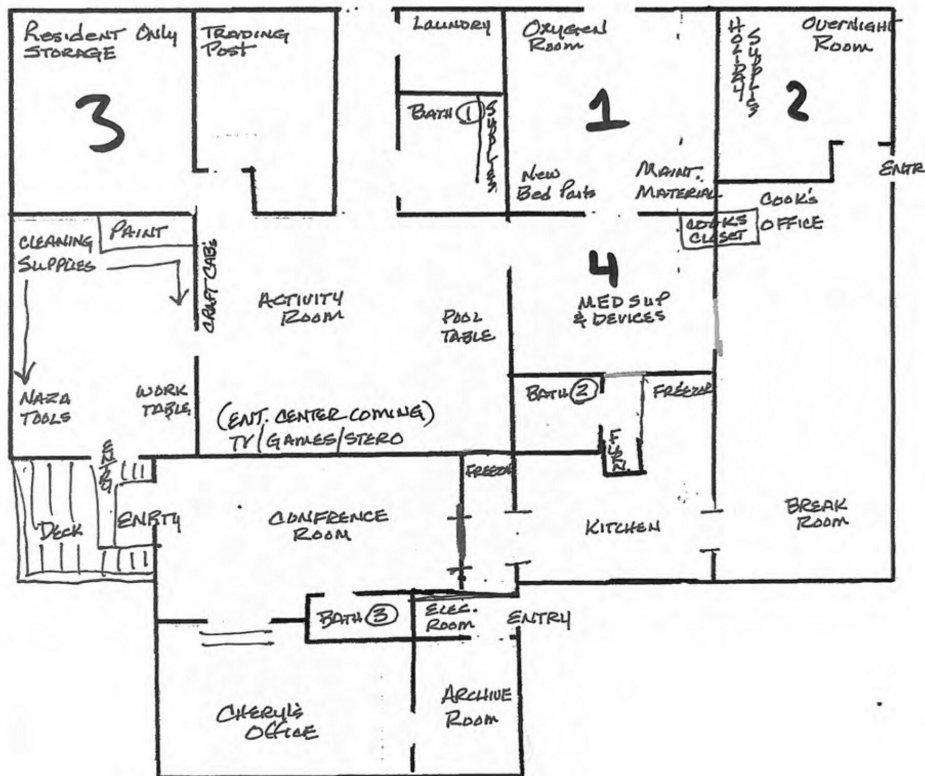
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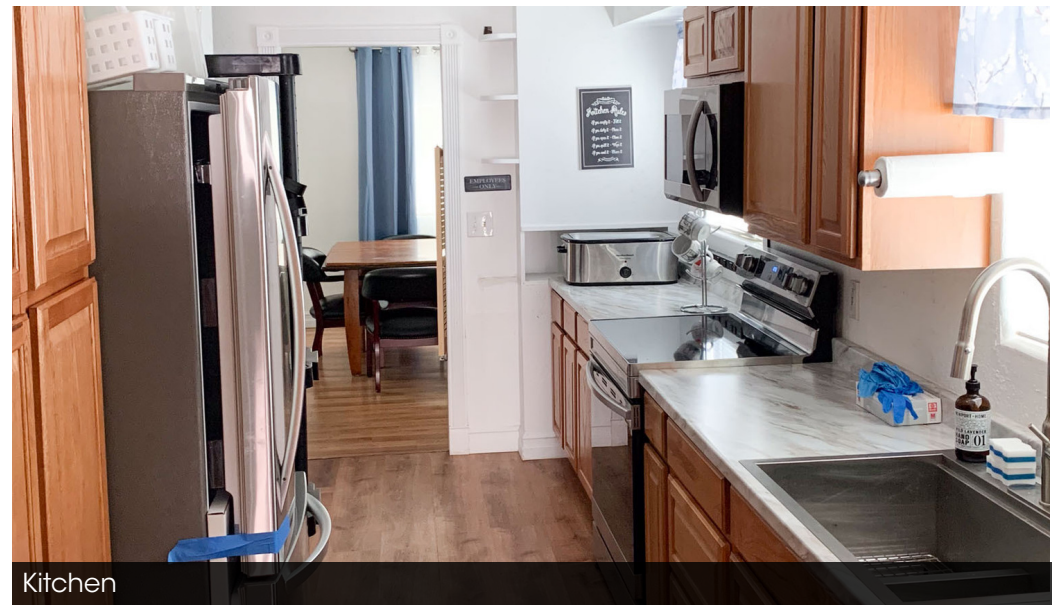
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Bedroom



Kitchen

1305 Floor Plan



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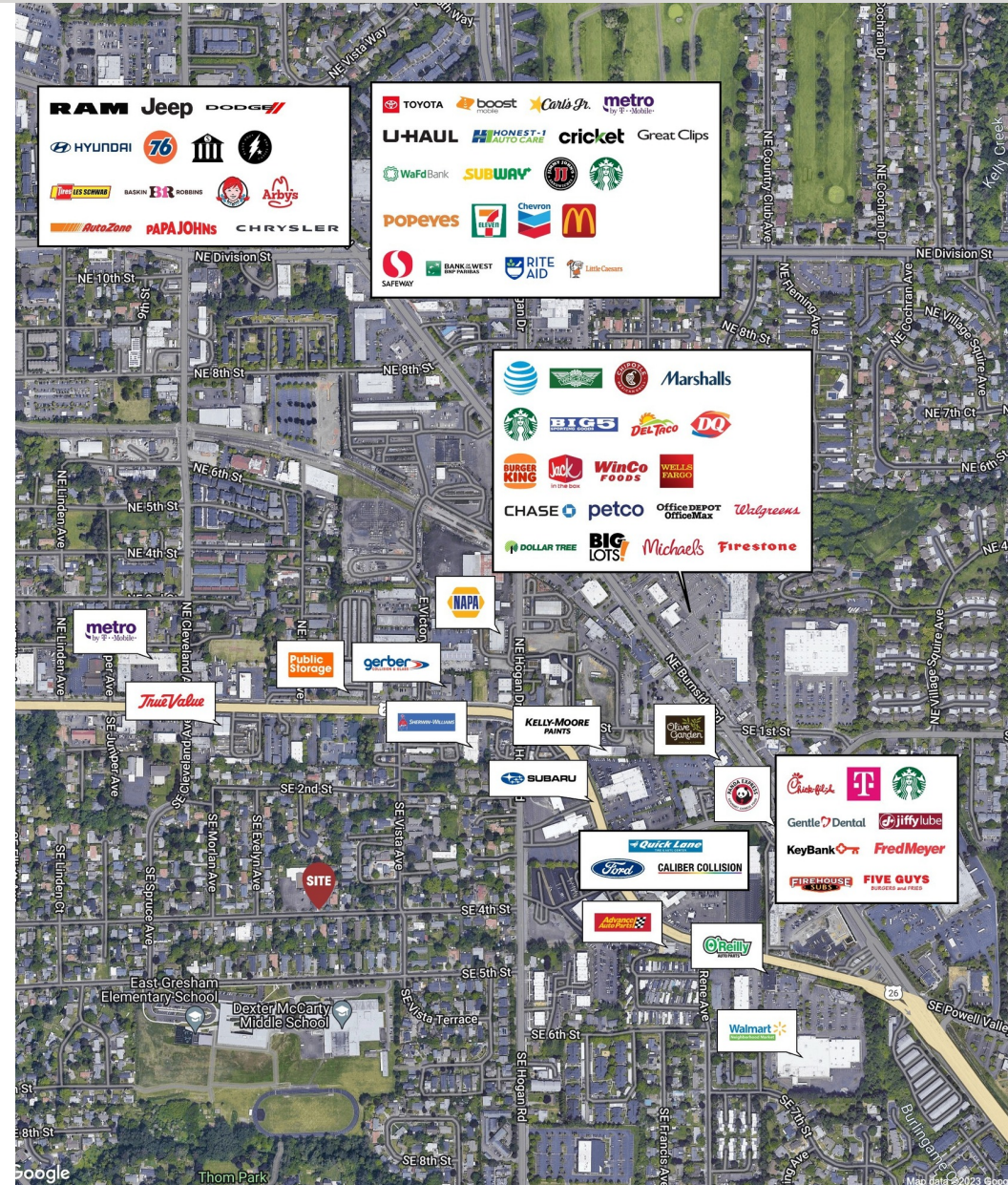


## DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total population	1,329	4,824	16,813
Total households	490	1,870	6,667
Average HH income	\$58,452	\$54,271	\$58,008
Average house value	\$259,828	\$213,021	\$241,086

## LOCATION OVERVIEW

The property is located in the Asert neighborhood in Gresham, Oregon. The area is predominantly residential, providing a suburban setting with a sense of community. Gresham, as a whole, offers a range of amenities such as grocery stores, restaurants, cafes, shopping centers, and entertainment options. Depending on the facility's specific needs, you'll find a variety of conveniences within a short drive from the neighborhood. Finally, proximity to nearby major roads, highways, and public transportation hubs allows staff members to commute easily from other parts of Gresham or neighboring cities.



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