

# 260 Northeast 2nd Street

GRESHAM, OR 97030



Joe Kappler  
503.972.7294  
joek@macadamforbes.com  
Licensed in OR & WA

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

260 Northeast 2nd Street, Gresham, OR 97030



## PROPERTY DESCRIPTION

Well maintained two story commercial building with multiple tenants. The main floor is occupied by two retail tenants and the second floor is leased to multiple executive office suites with separate restrooms. The current annual gross income for the property is \$95,040. Located across the street from the Gresham Arts Plaza.

The building can accommodate an owner/user or allow for an investor to handle the upcoming lease renewals. Some of the leases are month to month and others expire in 2024.

## PROPERTY HIGHLIGHTS

- Short term leases in place could allow for an owner/user
- Well maintained commercial building
- New exterior paint
- City parking lot next to the building
- Roof replaced in 2008
- Corner location with high visibility
- Property taxes: \$14,663.85

## OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	4,356 SF
Building Size:	6,640 SF
Zoning:	DCC
Year Built:	1973



**Joe Kappler**  
503.972.7294  
joek@macadamforbes.com  
Licensed in OR & WA

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

260 Northeast 2nd Street, Gresham, OR 97030



## DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total population	950	3,514	16,706
Median age	33.3	36.1	37.6
Median age (Male)	33.3	35.5	35.5
Median age (Female)	33.9	36.9	39.6
Total households	399	1,516	7,027
Total persons per HH	2.4	2.3	2.4
Average HH income	\$50,196	\$51,550	\$62,230
Average house value	\$249,219	\$269,998	\$271,618

## LOCATION OVERVIEW

Located in the vibrant downtown area of Gresham on the Southwest corner of NE 2nd St. and NE Hood Avenue. There are numerous restaurants and retail shops nearby.



**Joe Kappler**

503.972.7294

joek@macadamforbes.com

Licensed in OR & WA

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