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

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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.

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FOR SALE

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MT. SCOT

1=2034



FOR SALE

20-50 Northwest 2nd Street & 140 NW Miller Ave., Gresham, OR 97030







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PROPERTY DESCRIPTION

Single story retail building with a total of 5 retail tenants on short term leases. The short term leases in place allow for an owner/user to purchase the building or an investor to take over the upcoming lease renewals. The current annual gross income is \$116,160. The property benefits from the City controlled surface parking lot along with the on-street parking around the building.

PROPERTY HIGHLIGHTS

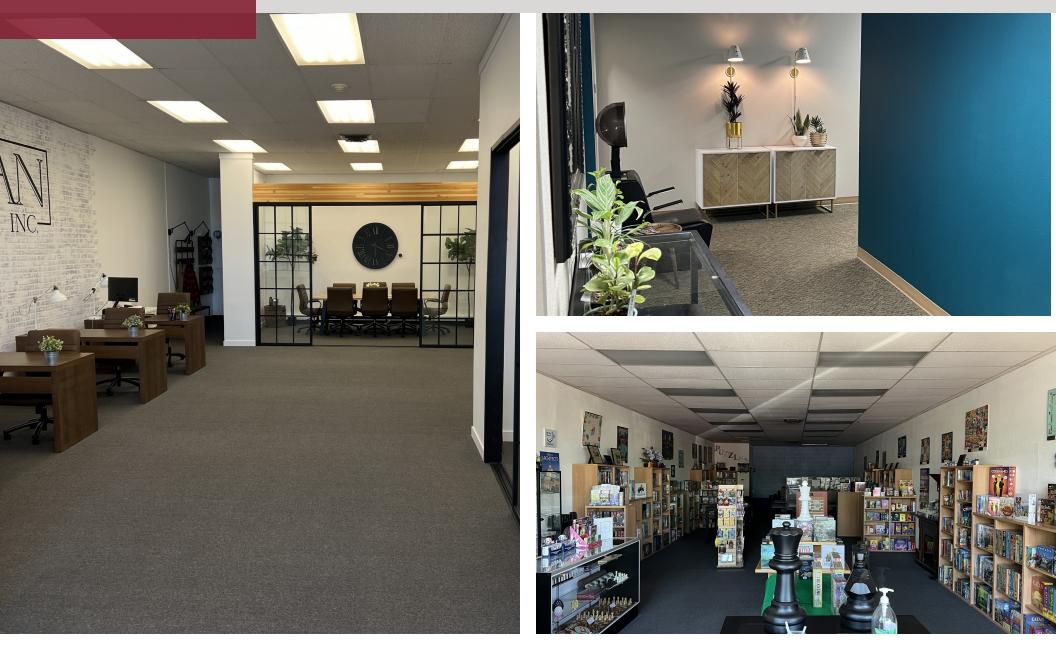
- Roof replaced in 2007
- Next to city parking lot
- Well maintained commercial building
- Short term leases in-place
- · Access and retail storefronts on the North and West side of the building
- Property taxes: \$18,539.85

OFFERING SUMMARY

| Sale Price: | \$1,399,999 |
|----------------|-------------|
| Lot Size: | 10,000 SF |
| Building Size: | 9,200 SF |
| Zoning: | DCC |
| Year Built: | 1973 |

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| DEMOGRAPHICS | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|-----------|
| Total population | 718 | 3,763 | 16,511 |
| Median age | 46.1 | 40.5 | 38.3 |
| Median age (Male) | 38.6 | 36.9 | 37.3 |
| Median age (Female) | 48.3 | 42.8 | 39.5 |
| Total households | 331 | 1,680 | 6,973 |
| Total persons per HH | 2.2 | 2.2 | 2.4 |
| Average HH income | \$47,712 | \$54,817 | \$66,433 |
| Average house value | \$300,900 | \$290,924 | \$295,622 |

LOCATION OVERVIEW

The downtown area of Gresham is very active with it's many retail and restaurant options. This property is located on NW 2nd Street just a half block west of N Main Avenue in downtown Gresham, OR.



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