

55-75 NW 1st St. & 120 and 130 NW Miller Ave.  
GRESHAM, OR 97030

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FOR SALE

 **MACADAM  
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COMMERCIAL REAL ESTATE SERVICES



# FOR SALE

55-75 NW 1st St. & 120 and 130 NW Miller Ave. , Gresham , OR 97030



## PROPERTY DESCRIPTION

Great 5,580 SF commercial building located on NW 1st Street in downtown Gresham, OR. This 3-tenant retail building provides the ultimate flexibility for a buyer to either occupy part of the building or renew the upcoming leases upon their expiration. This well-maintained commercial building has been owned and managed by the original families that developed the property. Current annual gross income is \$74,160.

## PROPERTY HIGHLIGHTS

- Well maintained commercial building
- Next to city parking lot
- Roof replaced in 2007
- 2 new HVAC units replaced (2022 and the other in 2023)
- Short-term leases in place
- Property taxes: \$12,605.08

## OFFERING SUMMARY

Sale Price:	\$1,050,000
Lot Size:	6,400 SF
Building Size:	5,580 SF
Zoning:	DCC
Year Built:	1973



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## DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total population	679	3,555	16,348
Median age	43.6	39.6	38.2
Median age (Male)	37.4	36.8	36.9
Median age (Female)	45.2	41.5	39.6
Total households	305	1,581	6,894
Total persons per HH	2.2	2.2	2.4
Average HH income	\$47,203	\$54,689	\$65,611
Average house value	\$277,791	\$286,328	\$290,241

## LOCATION OVERVIEW

Located on NW 1st Street. in downtown Gresham, OR, just a half block West of N Main Avenue with great street visibility.



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