

Move-in Ready Office/Retail Space

52 NW 2ND STREET, GRESHAM, OR 97030



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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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PROPERTY DESCRIPTION

Move-in ready 1,056 SF office/ retail building in downtown Gresham. The building was renovated with new interior finishes in 2016 and provides abundant natural light. Interior buildout includes one (1) ADA restroom, open space and a kitchenette area. Building is serviced by a roof mounted HVAC system. There is room in the rear of the building for parking (potentially up to 2 stalls). On-street parking is also available along with the City parking lot across the street.

PROPERTY HIGHLIGHTS

- Property is within the Opportunity Zone
- Light and bright interior
- Updated interior finishes
- Off-street parking
- Zoning: DCC (Downtown Commercial Core, City of Gresham)
- Built-in 1952, Renovated in 2016

OFFERING SUMMARY

Sale Price:	\$500,000
Lease Rate:	Negotiable
Property Taxes:	\$2,023.28
Lot Size:	2,100 SF
Building Size:	1,056 SF

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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total population	11,653	108,605	210,142
Median age	33.7	33.8	34.2
Median age (Male)	32.0	31.3	32.9
Median age (Female)	36.0	36.0	35.3
Total households	4,904	40,920	76,348
Total persons per HH	2.4	2.7	2.8
Average HH income	\$52,194	\$57,759	\$59,814
Average house value	\$284,169	\$243,912	\$257,437

LOCATION OVERVIEW

Located in the heart of downtown Gresham with numerous restaurants and shopping opportunities nearby.

LOCATION

	DISTANCE	TIME
Highway 26	0.1 mi	1 min
Interstate 205	6.9 mi	17 min
Downtown Portland	17.5 mi	30 min
Portland International Airport	12.5 mi	19 min



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