

289 Northeast 2nd Street

GRESHAM, OR 97030



FOR SALE

Joe Kappler

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

289 Northeast 2nd Street, Gresham, OR 97030



PROPERTY DESCRIPTION

Highly visible commercial property in downtown Gresham with three tenants (one with very long tenure in the building). The leases expire between the end of this year and mid-2024. The building could work well for a full or partial owner/user or allow a new owner to handle the upcoming lease renewals. The current annual gross income for the property is \$169,860. Located across the street from the Gresham Arts Plaza

PROPERTY HIGHLIGHTS

- New roof in 2016
- Next to city parking lot
- Expiring lease terms allow for an owner/user
- Well maintained building
- Corner location
- Property taxes: \$24,927.57

OFFERING SUMMARY

Sale Price:	\$2,200,000
Lot Size:	13,504 SF
Building Size:	12,502 SF
Zoning:	DCC
Year Built:	1971



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DEMOGRAPHICS

0.25 MILES 0.5 MILES 1 MILE

Total population	950	3,517	16,764
Median age	33.5	36.2	37.6
Median age (Male)	33.2	35.5	35.6
Median age (Female)	34.2	37.1	39.7
Total households	397	1,523	7,055
Total persons per HH	2.4	2.3	2.4
Average HH income	\$49,792	\$51,333	\$62,316
Average house value	\$250,369	\$270,356	\$273,001

LOCATION OVERVIEW

Located across the street from the Gresham Center for the Arts Plaza and the Saturday Market on the NW corner of NW 2nd Street and NW Hood Avenue in downtown Gresham.



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