

Multi-Use Office Space with Large Parking Lot

2222 E POWELL BLVD GRESHAM, OR 97080



FOR SALE

Joe Kappler
503.972.7294
joe@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.

 **MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

2222 E Powell Boulevard, Gresham, OR 97080



PROPERTY DESCRIPTION

Rare opportunity to purchase a recently updated 5,364 SF former counseling office with an over abundance of parking on a large 1.23 acre lot. The property also benefits from visibility on E Powell Boulevard along with a monument sign. The building is demised into 14 private offices, a large reception area, breakroom and an oversized meeting room. Property is zoned CC (Community Commercial, City of Gresham), which allows a variety of uses including office/clinic uses, daycare, retail, auto-dependent uses and more.

PROPERTY HIGHLIGHTS

- Abundant parking
- Monument sign on E Powell Boulevard
- Heavy private office buildout
- Recently remodeled building

OFFERING SUMMARY

Sale Price:	\$1,575,000
Lot Size:	1.23 Acres
Building Size:	5,364 SF
Property Taxes:	\$19,554

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	537	2,162	7,165
Total Population	1,477	5,811	18,817
Average HH Income	\$45,862	\$52,040	\$60,993



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

2222 E Powell Boulevard, Gresham, OR 97080



Joe Kappler

503.972.7294

joek@macadamforbes.com

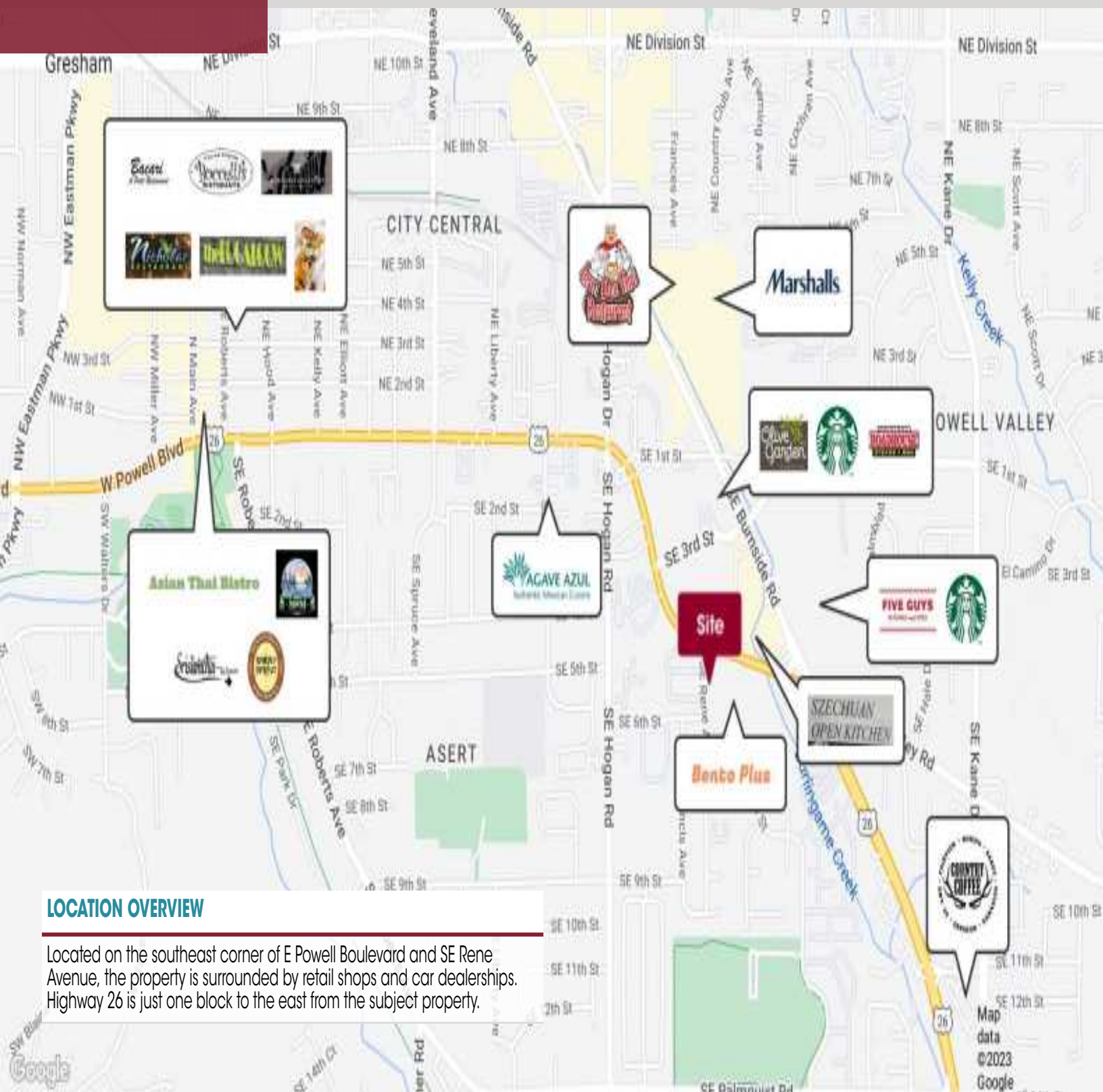
Licensed in OR & WA

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

2222 E Powell Boulevard, Gresham, OR 97080



LOCATION OVERVIEW

Located on the southeast corner of E Powell Boulevard and SE Rene Avenue, the property is surrounded by retail shops and car dealerships. Highway 26 is just one block to the east from the subject property.



Joe Kappler

503.972.7294

joek@macadamforbes.com

Licensed in OR & WA