



FOR SALE / LEASE

MOVE-IN READY MED SPA/OFFICE/RETAIL SPACE

52 NW 2ND STREET, GRESHAM, OR 97030

JOE KAPPLER

503.972.7294

joek@macadamforbes.com

HAYLEY MUELLER

503.341.9034

hmueller@macadamforbes.com

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

Move-in ready 1,056 SF office/retail/medical building in downtown Gresham. The building was recently renovated and provides abundant natural light. Includes one (1) ADA restroom, kitchenette area, and is serviced by a roof mounted HVAC system. There is room in the rear of the building for parking (potentially up to 2 stalls). Abundant on-street parking available in addition to City parking lot across the street.

PROPERTY HIGHLIGHTS

- Ample on and off street parking
- Light and bright interior
- Recently renovated. Call brokers for more details.
- Zoning: DCC (Downtown Commercial Core, City of Gresham)

OFFERING SUMMARY

Sale Price:	\$625,000
Lease Rate:	\$3,000 per month (NNN)
Available SF:	1,056 SF
Building Size:	1,056 SF
Property Taxes:	\$2,601.69

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	364	1,556	6,846
Total Population	781	3,416	16,228
Average HH Income	\$65,707	\$75,724	\$88,418

JOE KAPPLER

503.972.7294 | joek@macadamforbes.com

HAYLEY MUELLER

503.341.9034 | hmueller@macadamforbes.com



JOE KAPPLER

503.972.7294 | joek@macadamforbes.com

HAYLEY MUELLER

503.341.9034 | hmueller@macadamforbes.com



LOCATION OVERVIEW

Ideal opportunity for user seeking retail or medical space. Abundance of lined street parking for employees and customers. Located in the heart of downtown Gresham with numerous restaurants and shopping opportunities nearby.

JOE KAPPLER

503.972.7294 | joek@macadamforbes.com

HAYLEY MUELLER

503.341.9034 | hmueller@macadamforbes.com