

7145 SW Varns Street

TIGARD, OR 97223



FOR SALE

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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.

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

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PROPERTY DESCRIPTION

The property is comprised of two wood-framed office buildings totaling 13,221 square feet. The seller is willing to convert the property into a condo plat with shared use of the parking lots.

7145 SW Varns St. is a two-story 7,283 SF office building. There are multiple tenants on each floor with short-term leases, positioning the property to easily accommodate an owner/user or allow for an investor to acquire it.

PROPERTY HIGHLIGHTS

- Signage facing SW 72nd Avenue
- Quick access to Interstate 5 and Highway 217
- Abundant off-street parking with additional parking along Varns Street

OFFERING SUMMARY

Sale Price:	\$2,040,000
Lot Size:	0.91 Acres
Building Size:	7,284 SF
Zoning:	C-P
Parking Ratio:	3.0



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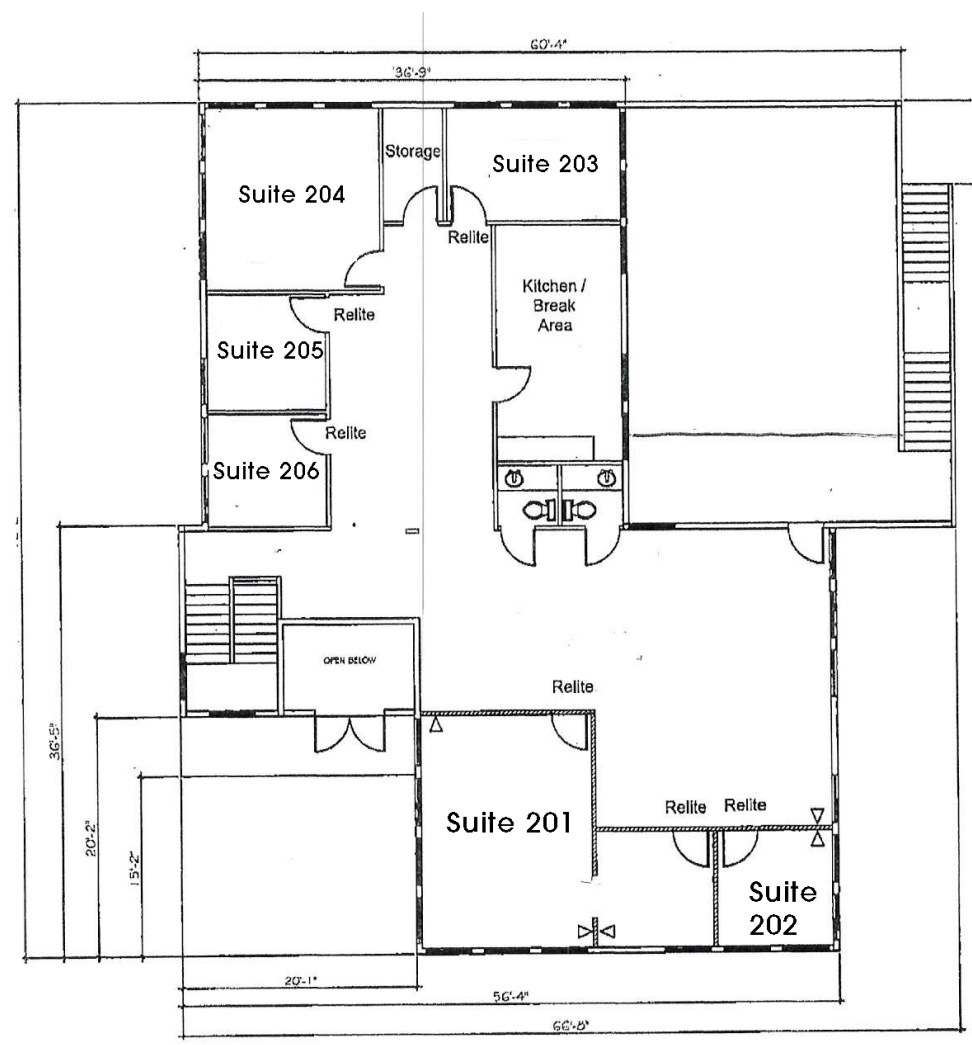
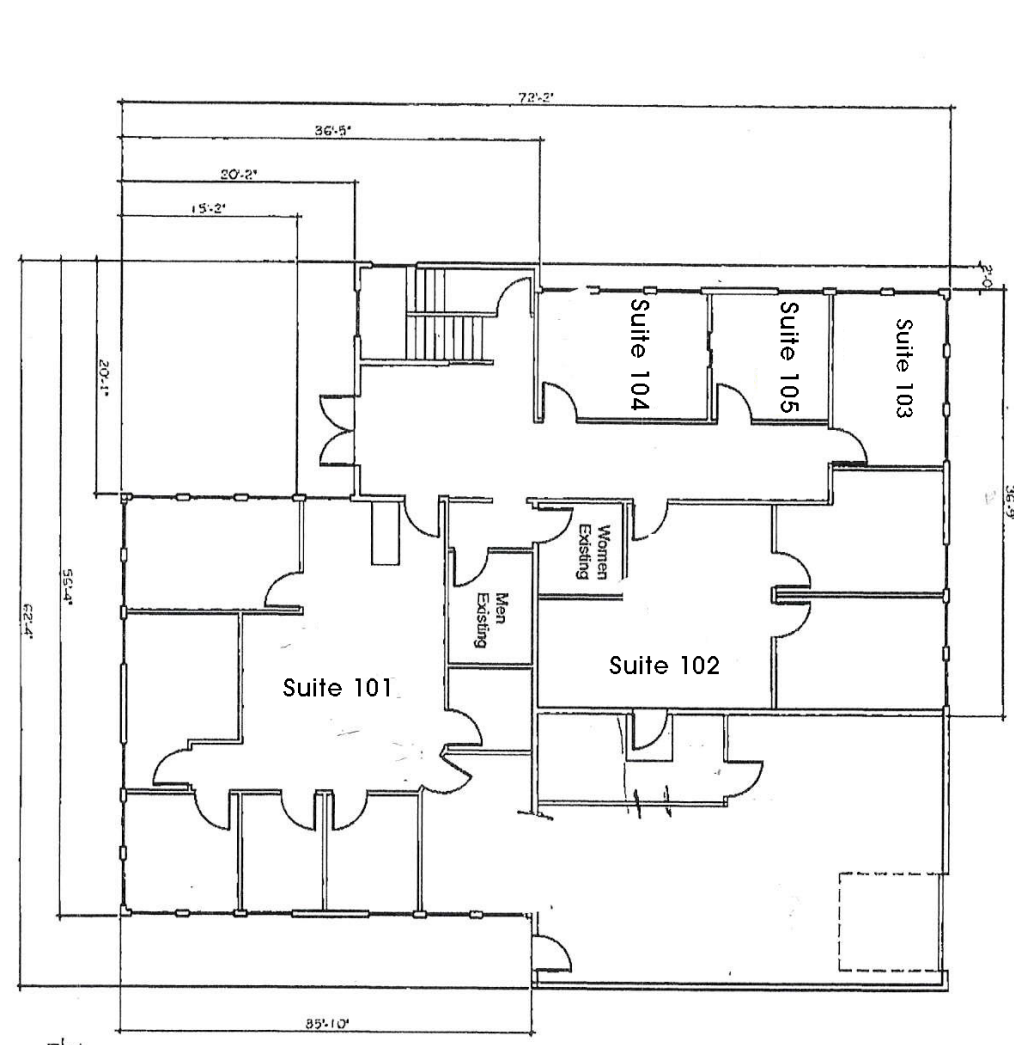
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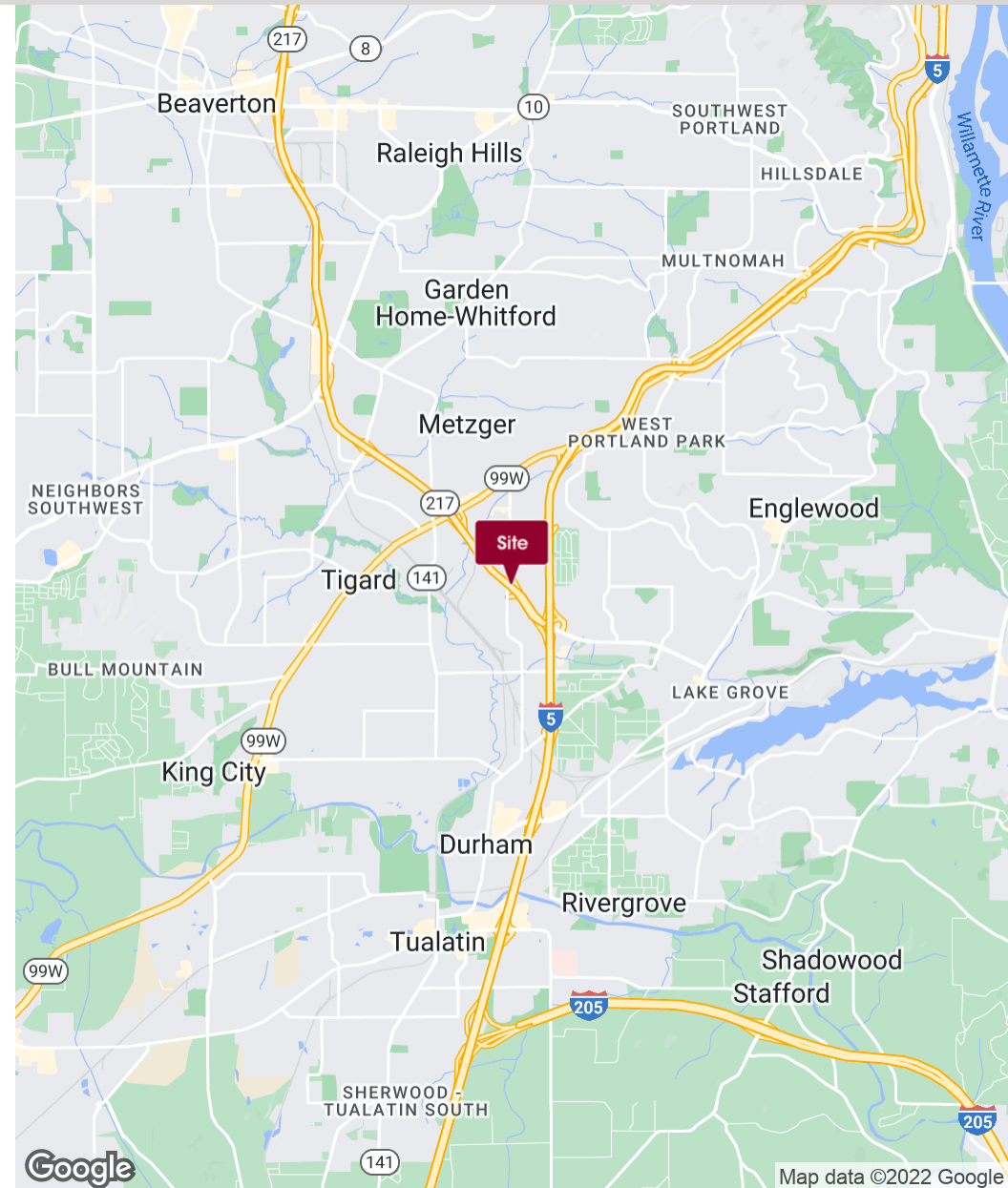
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LOCATION OVERVIEW

The property is located on the corner of SW Varns Street & SW 72nd Avenue. Conveniently located immediately off of Interstate 5 and Highway 217 in the City of Tigard, within Washington County.

LOCATION	DISTANCE	TIME
Hwy 217	0.3 mi	1 min
I-5	0.8 mi	3 min
Portland City Center	9.9 mi	16 min



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