

7155 SW Varns Street
TIGARD, OR 97223



FOR SALE

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 **MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

7155 SW Varns Street, Tigard, OR 97223



PROPERTY DESCRIPTION

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

7155 SW Varns Street is a two-story 5,938 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:	\$1,650,000
Lot Size:	0.91 Acres
Building Size:	5,938 SF
Zoning:	C-P
Parking Ratio:	3.0



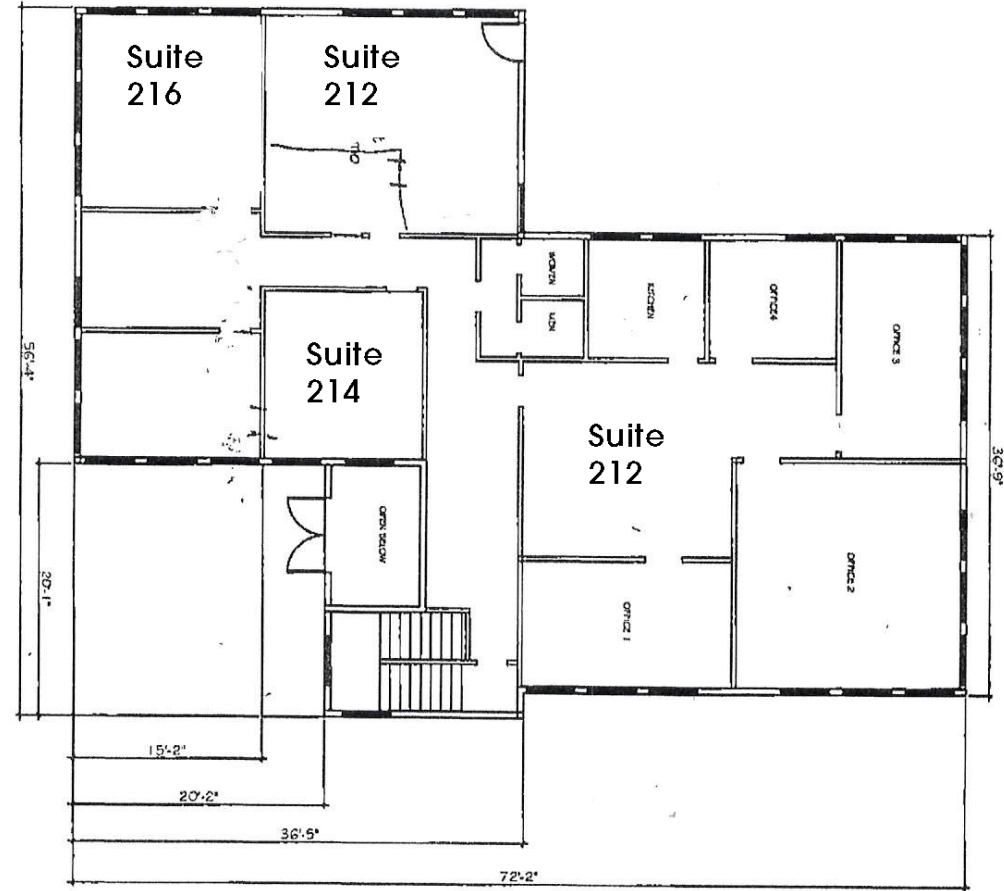
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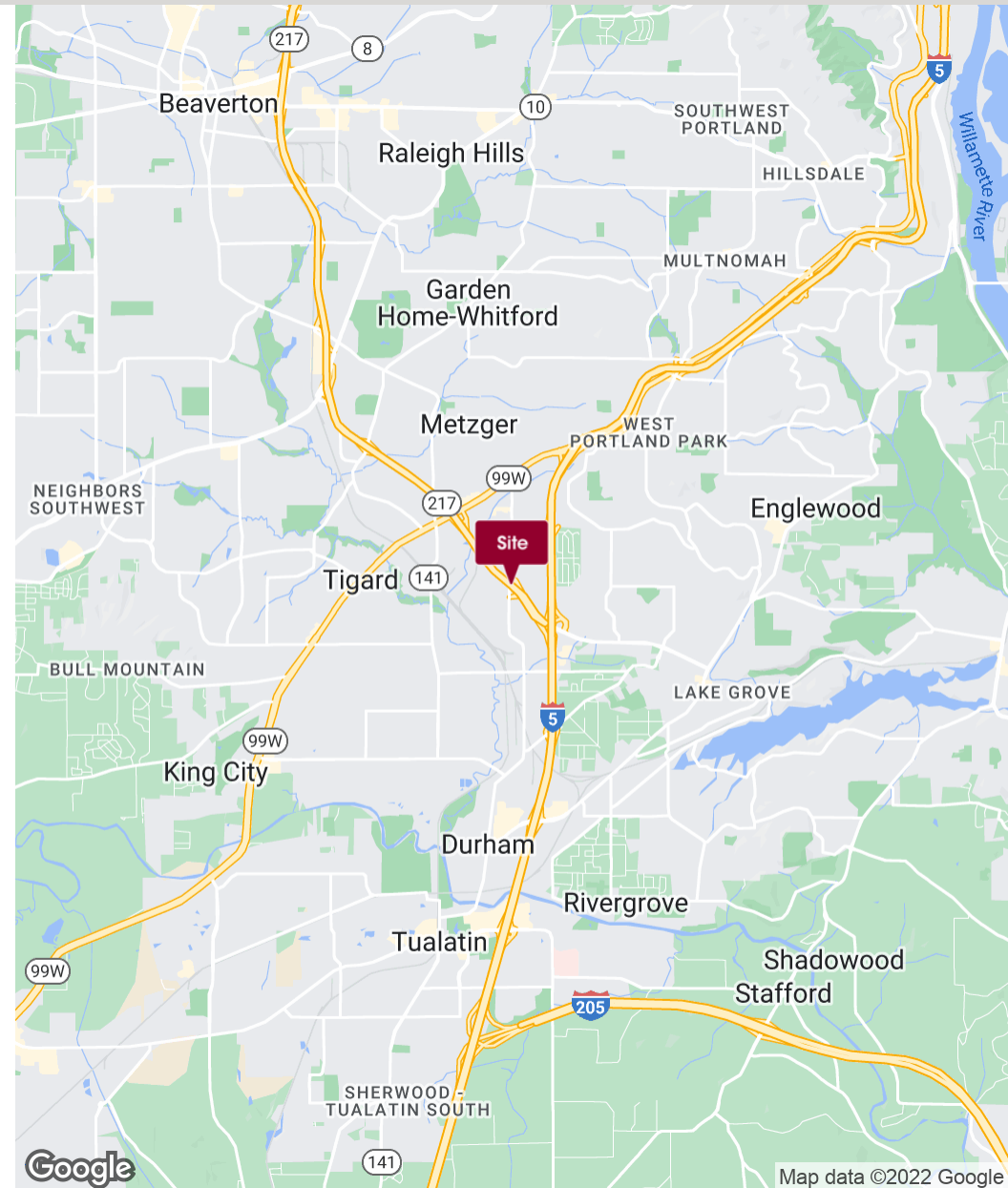
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LOCATION OVERVIEW

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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