

OWNER-USER OPPORTUNITY



FOR SALE

*Well-Located 38,617 SF Owner-User Opportunity in
Gresham, OR, Ideal for Auto Sales & Rental Car Operations*

1912-1940 E POWELL BLVD, GRESHAM, OR 97080

38,617 SF
BUILDING AREA

4.4 AC
LAND AREA

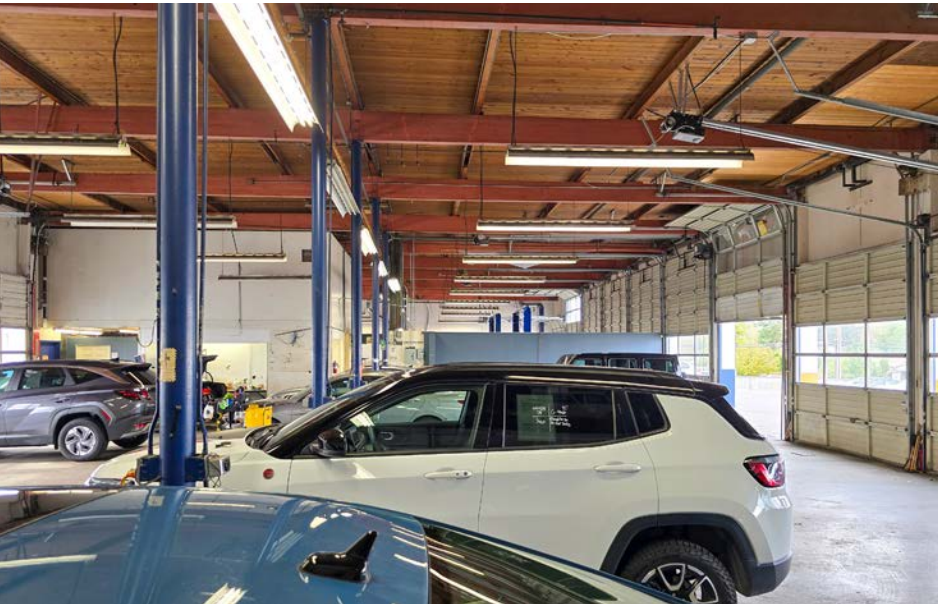


Established auto sales facility in operation for over 60 years. A rare owner-user opportunity in Gresham, OR

GROSS BUILDING AREA	38,617 SF (25,117 SF & 13,500 SF)
LAND AREA	4.4 AC (2 tax lots)
ZONING	MC, City of Gresham
TENANT	Hertz Corporation
LEASE TERM	2 years plus 5-year option to renew
RENTAL RATE	\$15.00/SF/year/NNN
RENT ESCALATIONS	2.5% annually
ANNUAL CONTRACT RATE	\$424,004
SALE PRICE	\$6,363,876
CAP RATE	6.6%

\$6,363,876
SALE PRICE

6.6%
CAP RATE





1912-1940 E POWELL BLVD

*For more information on
this property, please contact*

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