



For Sale

Awesome Investment Package



SOUTH ELEVATION ON PIONEER Blvd



Paved and lighted parking lot

39065-39085 & 39050 and Tax Lot 6700
Pioneer Blvd. Sandy, OR

Property Description

- Lot size: .3 Acre, 13,068 SF
- Total Building Square feet 22,339; 8,124 SF on upper floor, 14,212 SF on main floor
- 144 SF of frontage on Pioneer Blvd a major east traffic corridor to Mt. Hood and Central Oregon
- Centrally located in Historic Downtown Sandy
- City Free parking on north side of building
- Price includes two tax lots across Pioneer Blvd., total of 1.27 acres, 55,321 SF
- 39050 parcel paved lighted and fenced area of .66 acres 28,571
- Additional development potential , Tax Lot 6700, zoned C-1 (Central Business District)

Features

- Solid leases, Tenants include: AEC Inc., Eternal perspective Ministries, Studio 263, Braunstein Law, Sandy Home Care, Focused Financial, and A Season for Change.
- Fully sprinklered, well maintained building
- Attractive lobby, flexible shared open area

Terms

Sale price: \$2,000,000.00
Net Income: 152,384.00; **CAP Rate 7.6**
Terms: Cash, Conventional
Financials available with accepted offer

Contact, **Sue O'Halloran; Martin Stone, CCIM**

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