

# For Sale

## Investment Package



**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 SF
- Additional development potential tax lot 6700
- Taxes:\$23,538.07

### Features

- Major Tenant owns building and will remain as tenant in part of building
- Solid leases, Tenants include: AEC Inc., Eternal Perspective Ministries, Studio 263, Braunstein Law, River Ridge, Sandy Home Care, Focused Financial, and A Season for Change.
- Fully sprinklered, well maintained building
- Attractive lobby, flexible shared open area

### Terms

Sale price: \$2,925,000.00  
Terms: Cash, Conventional  
Financials available with accepted offer

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