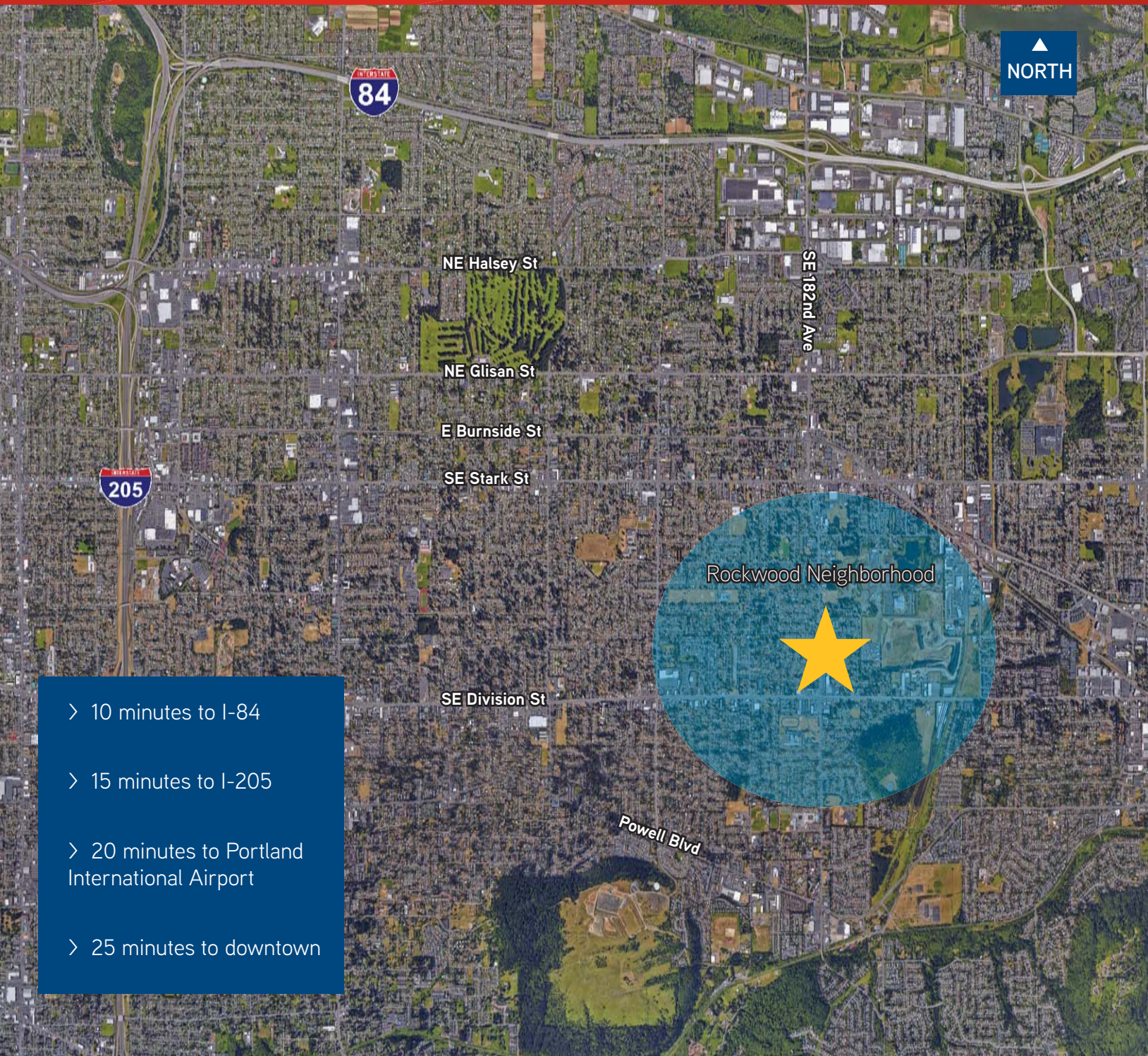


FOR SALE >

Outstanding Owner/User Opportunity

1954 SE 182ND AVE PORTLAND, OREGON 97233



- > 10 minutes to I-84
- > 15 minutes to I-205
- > 20 minutes to Portland International Airport
- > 25 minutes to downtown

FOR SALE >

Outstanding Owner/User Opportunity

1954 SE 182ND AVE PORTLAND, OREGON 97233



PROPERTY FEATURES

- 3,641 SF including a 1,330 SF finished daylight basement with 3 offices/treatment rooms and additional storage rooms.
- Frontage on SE 182nd Avenue allows for great visibility in a high traffic area (22,800 ADT).
- Two illuminated exterior signage opportunities.
- Conveniently located near TriMet bus stops.
- Space includes two restrooms, 1 shower stall, a kitchen, and abundant storage.
- Off-street parking, ADA accessibility, bike parking behind building.
- Newly painted interior and exterior, some new flooring, and all new window blinds.



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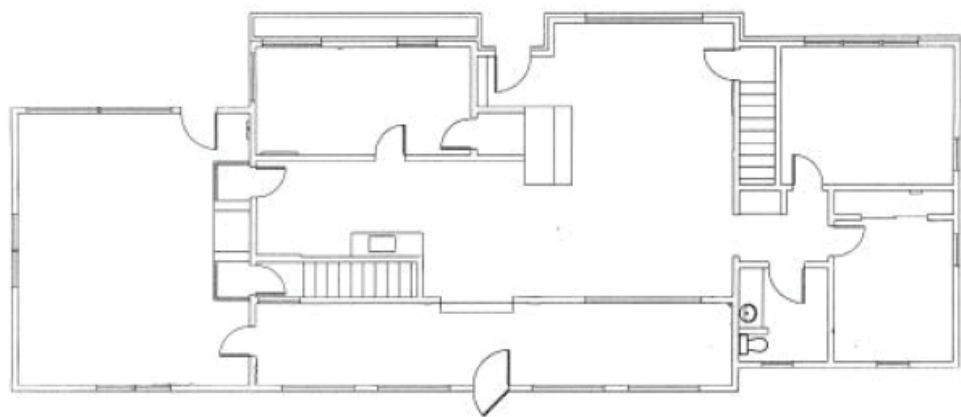
FOR SALE >

Outstanding Owner/User Opportunity

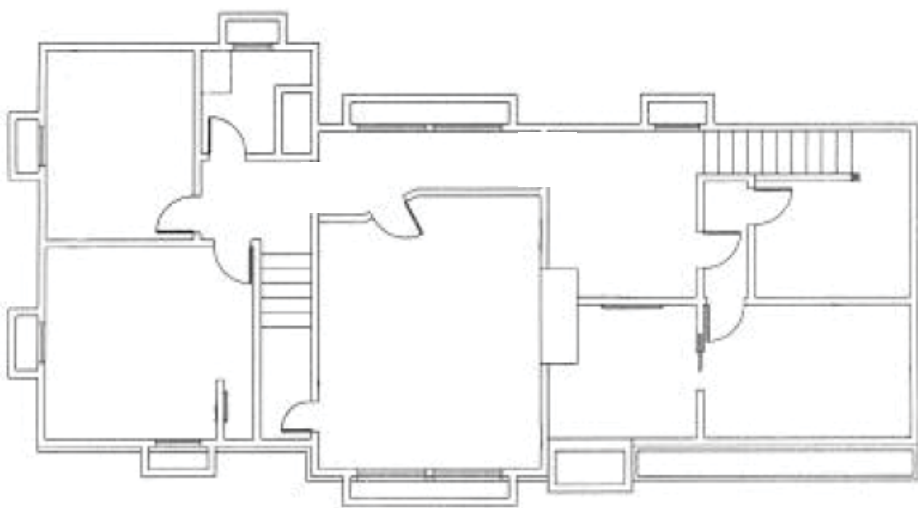
1954 SE 182ND AVE PORTLAND, OREGON 97233

LOCATED IN THE CITY OF GRESHAM, WITH THE OPTION FOR A PORTLAND ADDRESS, WITHOUT PAYING CITY OF PORTLAND BUSINESS TAX.

Ground Floor - 2,311 SF



Lower Level - 1,330 SF



POTENTIAL USES FOR PROPERTY

- Chiropractor
- Cognitive Therapy
- Physical Therapy
- Massage Therapy
- Acupuncture
- Accounting
- Law office
- Insurance
- Non-Surgical Dental
- Eye Clinic
- Nonprofit
- Traditional Small Business



BUILDING AND MONUMENT SIGNAGE OPPORTUNITIES