



FOR SALE

# OUTSTANDING INVESTMENT OR OWNER/USER OPPORTUNITY

655-657 NE Hood Avenue | Gresham, OR 97030

**3,880 SF - Available Now**  
**Asking Price: \$930,000**

## Executive Summary

The Hood Avenue Building represents an outstanding investment or owner/user opportunity ideally located adjacent to the Gresham Transit Center. It is also only 1 block from Main Street and Old Town Gresham.

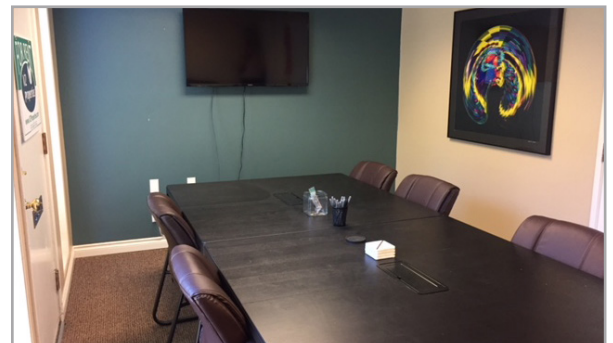
The 3,880 square-foot, single-story building is situated on a large 16,988 square-foot parcel that offers ±25 on-site parking spaces for a 6.45:1,000 square-foot ratio.

The Hood Avenue Building currently has a 1,480 square-foot vacant suite, which could be utilized by a new owner.



## Property Summary

ADDRESS	655-657 NE Hood Avenue Gresham, Oregon 97030
YEAR BUILT	1970
BUILDING AREA	3,880 square feet
LAND AREA	16,988 square feet
PARKING	±25 striped spaces
TENANT SUITES	Three
ZONING	DTM (Downtown Transit Midrise)
AVAILABLE	1,480 SF available now
2018 NOI	\$39,721
ASKING PRICE	\$930,000



*For more information please contact:*

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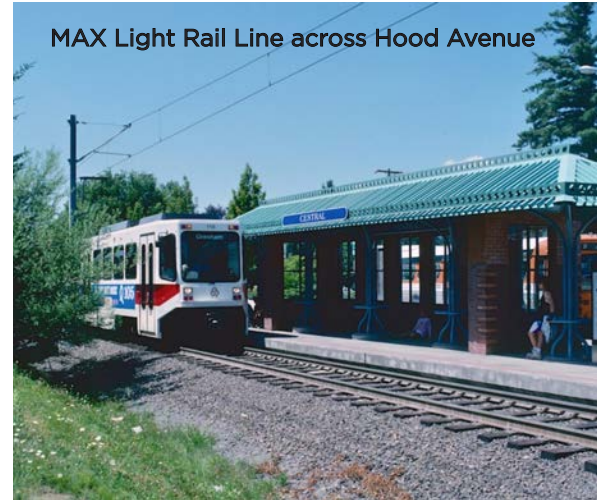
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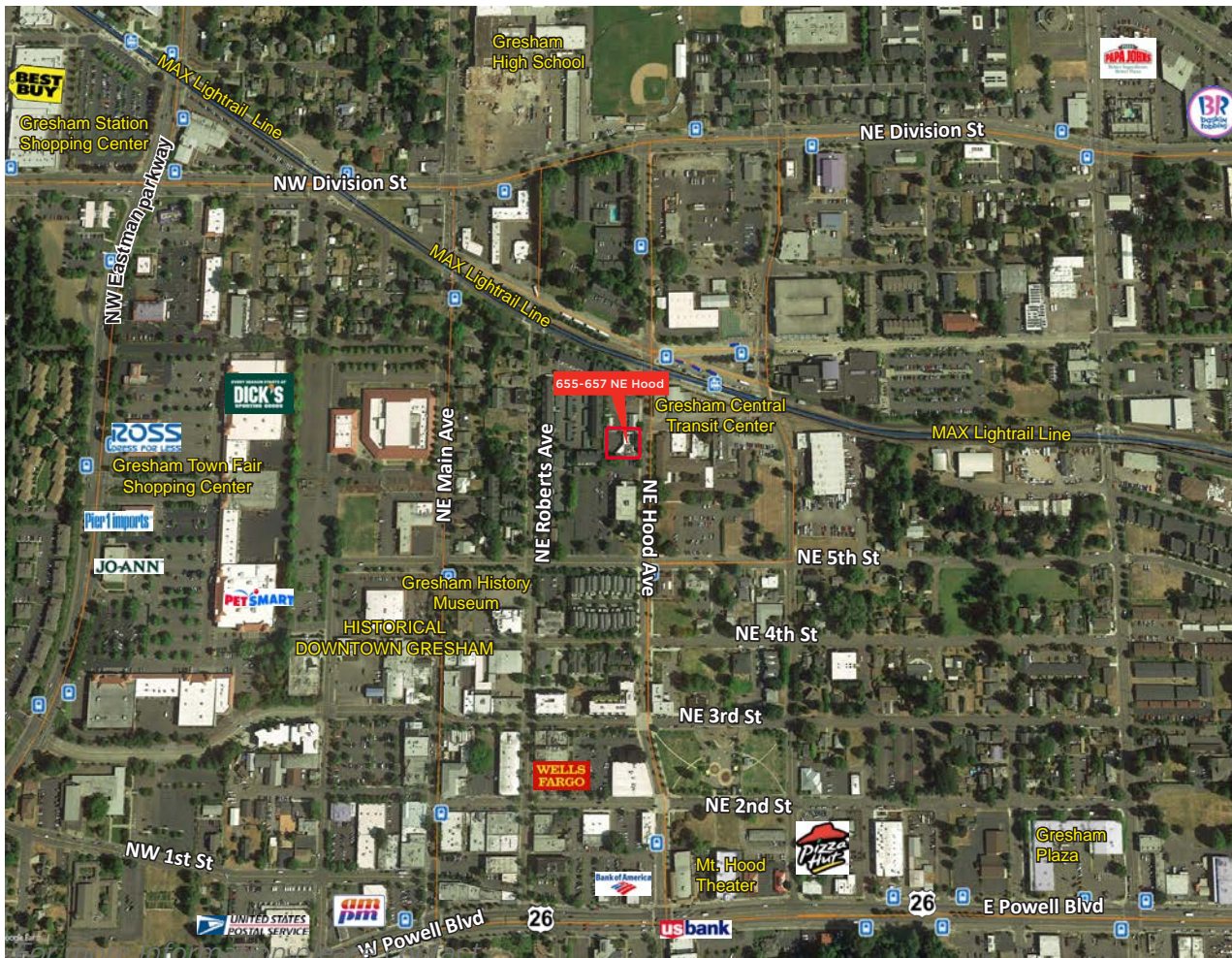
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 655-657 NE Hood Avenue | Gresham, OR 97030

**Investment Highlights**

- Large 16,988 SF parcel with 6.45:1,000 SF parking ratio
- Located in an Opportunity Zone
- Potential for future expansion
- 1,480 SF immediately available for Owner/User
- DTM Zoning (Downtown Transit Midrise) allows most office and retail use
- Adjacent to Gresham Transit Mall
- One block from Main Street and Gresham's Old Town charm
- Close proximity to retail and restaurant amenities



**Aerial / Location Map**



Walk Score  
**91**

Very Walkable

Transit Score  
**64**

Good Transit

Bike Score  
**84**

Very Bikeable

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