

For Sale or Lease | Commercial Land Plus Shop Building

3105 NE Division

Gresham, Oregon



- Great opportunity to lease, then purchase.
- Located just south of I-84. Easy to serve East Gresham area.
- 1 acre well situated land parcel.
- Previous/present use: vehicle storage.
- Zoned Commercial allowing wide variety of uses.
- Direct access and exposure on NE Division.
- Signalized intersection on 257th (Kane Rd) and Division.
- Within blocks of Mt. Hood Community College.
- In the path of expanded east Gresham growth.
- Older shop (+/- 2,400 sf) on property.
- Sale Price: \$625,000 (Land Value: \$14.35/sf).
- Lease Rate: \$4,000/mo., Modified Gross



NAI Norris, Beggs
& Simpson

Commercial Real Estate Services, Worldwide.

The information contained herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase or lease.

For More Information, Contact:

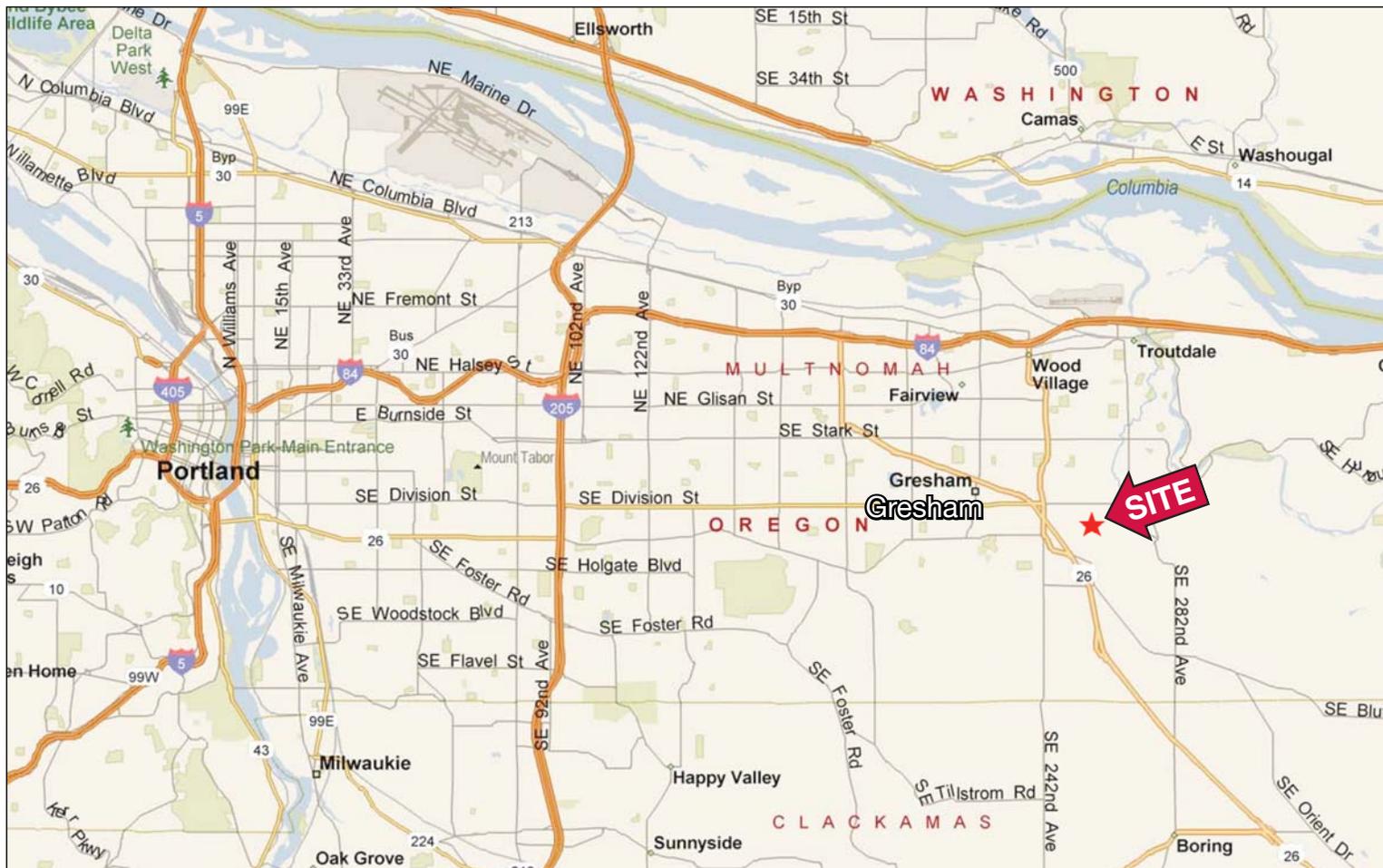
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- **Location:** 3105 NE Division just west of 257th/Kane Rd, near Mt. Hood Community College and Mt. Hood Medical Center. Minutes from I-84 at Troutdale exit.
- **Size:** 1 acre, plus small shop/office of +/- 2,000 sf.
- **Use:** Zoned CC - Community Commercial. It has been used as a Towing, auto storage facility for over 30 years. Wide variety of potential uses.
- **Sale Price:** **\$625,000**
- **Lease Rate:** **\$4,000/mo.**, Modified Gross

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