

INVESTMENT PROPERTY

FOR SALE

QUALITY DOWNTOWN OFFICE BUILDING
100% LEASED - (2) TENANTS



210 SE 4TH AVENUE, HILLSBORO, OR

- +/- 4,218 SF situated on .31 acres
- On Max Line, and minutes from Tuality Hospital, City Hall and downtown amenities
- 100% Leased to (2) Tenants
 - Suite A - Leased through December 31, 2015
 - Suite B - Leased through December 31, 2014
- Off-street parking lot for (18) cars
- Newly updated restrooms in common area
- (2) New HVAC systems recently installed
- New carpet and paint (Suite A)
- New improvements in kitchen/breakroom (Suite B)
- Tenant (Suite A) recently received Tax Abatement due to Non-Profit status
- Cap Rate: 6.55 | 2012 NOI: \$42,584
- Owner willing to carry contract for qualified buyer



SALE PRICE

\$650,000



COMMERCIALQUESTNW

REAL SERVICE. REAL SOLUTIONS. REAL RESULTS.

1675 SW MARLOW AVE., STE 304, PORTLAND, OR 97225

TO LEARN MORE OR SCHEDULE A TOUR CONTACT:

CINDY BROWN, SIOR MANAGING PRINCIPAL BROKER

[503] 452 4000 | WWW.COMMERCIALQUESTNW.COM

Information contained herein has been obtained from others and considered to be reliable. However, a prospective buyer or tenant is expected to verify all information to his/her own satisfaction.