

FOR SALE

2510 NE Sandy Blvd., Portland, OR 97232

Leased Investment

Please visit norris-stevens.com



SIZE

- ± 23,000 SF building on ± .67 acre site

FEATURES

- Single tenant Triple Net leased property
 - Tenant: Atomic Auto, local company since 2004
 - www.atomicauto.biz
 - Tenant since 2009
 - Lease term until 08-31-14; 1-5 year renewal option
- Near major arterials with access to downtown, I-5
- Monthly rent - \$8,750 NNN
- Next increase - \$11,500 on 09/01/2011

OFFERED AT

- \$1,550,000/\$67.39 PSF
- 6.30% Cap Rate on existing income
- 8.25% Cap Rate after 2011 income increase



Norris & Stevens

621 SW Morrison St., Ste. 800
Portland, OR 97205
503.223.3171 - Ph. / 503.228.2136 - Fx.
www.norris-stevens.com

For More Information or a Property Tour, Please Contact:

Greg Nesting
gregn@norris-stevens.com

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

TCN
WORLDWIDE

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PROPERTY SUMMARY

- Building: $\pm 23,000$ SF concrete poured in place
- Showroom/Office: $\pm 9,000$ SF
- Land size: $\pm .67$ acres or $\pm 29,185$ SF
- Zoning: CSdm - Storefront Commercial
- Loading: 5 grade level doors
- Parking: 40 Offstreet spaces



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