



TUALATIN OREGON-OFFICE BUILDING

FIRST COMMERCIAL
REAL ESTATE ADVISORS, LLC

FOR SALE / OFFICE

Offered by: First Commercial Real Estate Advisors, LLC

6640 SF
2 STORY OFFICE

THE NUMBERS :

RENTAL INCOME
\$129,241.56

EXPENSE
REINBURSEMENT
\$5,488.80

TOTAL \$134,730.36

**2016 NON-
RECOVERABLE
EXPENSES: \$25,916**

NOI \$108,814.36

FOR SALE (NON INCOME PRICE)

\$1,595,000

- ◇ \$240 SQ. FT. BLD.
- ◇ .24 ACRE OF LAND
- ◇ 3640 SF 1ST FLOOR
- ◇ 3000 SF 2ND FLOOR

NO ELEVATOR
STAIRCASE WALK UP



MARTINAZZI
PLAZA

PRIME LOCATION IN DOWNTOWN TUALATIN

- 18801 SW MARTINAZZI AVENUE 6,640 SF
- PRIME LOCATION ACROSS FROM CABELLA'S / SHOPPING CITY HALL / LIBRARY / TRI MET BUS LINE ETC.
- 100% OCCUPANCY / UPSIDE IN RENTS & RENEWALS
- OFF STREET PARKING LOT PLUS FREE CITY PARKING LOT NEXT DOOR WITH ABUNDENT SPACES

CALL: MICHAEL FOLEY

FIRST COMMERCIAL
REAL ESTATE ADVISORS, LLC

Office 503-654-5002
Cell Phone 503-730-7924

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7590 SE Michael Drive
Milwaukie, OR 97222





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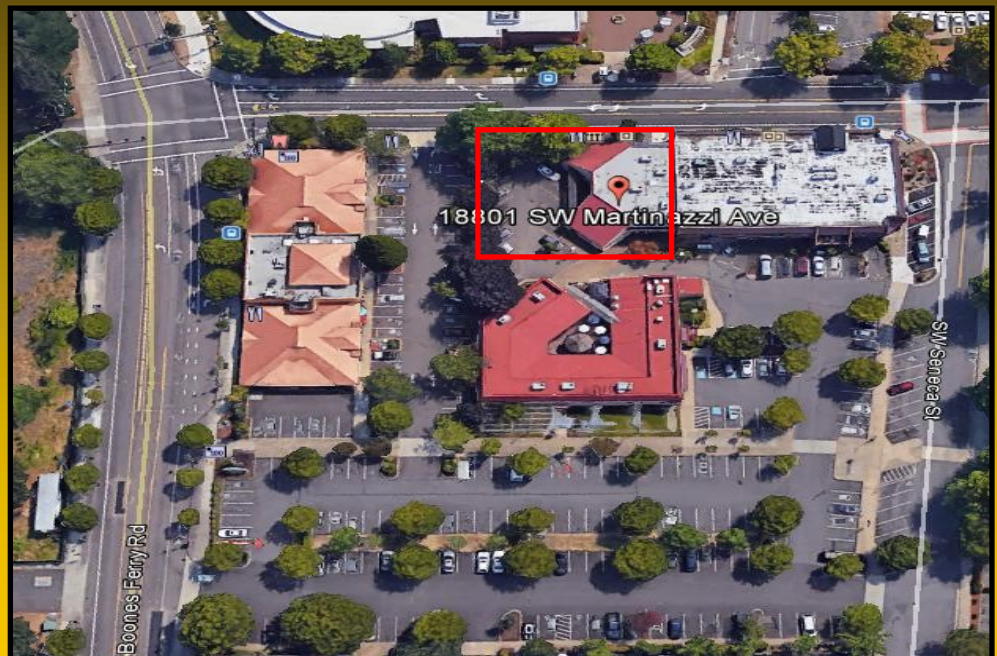
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