

# For Sale



**39065-39085 Pioneer Blvd. Sandy, OR**



## Property Description

- Lot size: .3 Acre, 13,068 SF
- Total Building Square feet 22,339; 8,124 SF on upper floor, 14,212 SF on main floor
- 144 SF of frontage on Pioneer Blvd a major east traffic corridor to Mt. Hood and Central Oregon
- Centrally located in Historic Downtown Sandy
- City Free parking on north side of building
- Taxes: \$16,045.07

## Features

- Major Tenant owns building and will remain as tenant in part of building
- Solid leases, Tenants include: AEC Inc., Eternal perspective Ministries, Studio 263, Braunstein Law, Sandy Home Care, Focused Financial, and A Season for Change.
- Fully sprinklered, well maintained building
- Attractive lobby, flexible shared open area

## Terms

Sale price: \$2,250,000.00  
Terms: Cash, Conventional  
Financials available with accepted offer

Contact, **Sue O'Halloran; Martin Stone, CCIM**

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