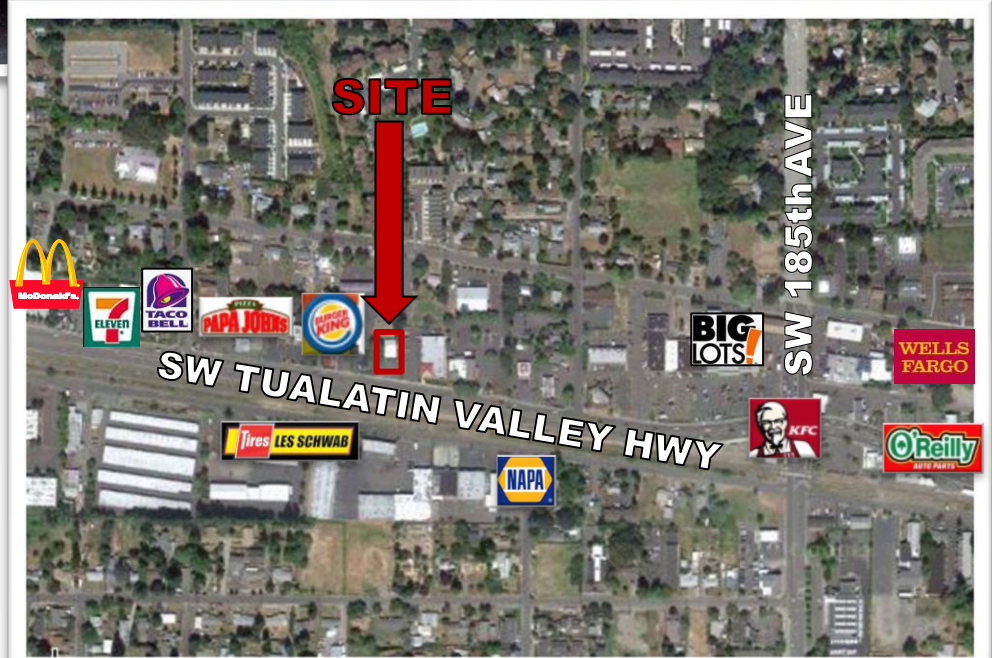
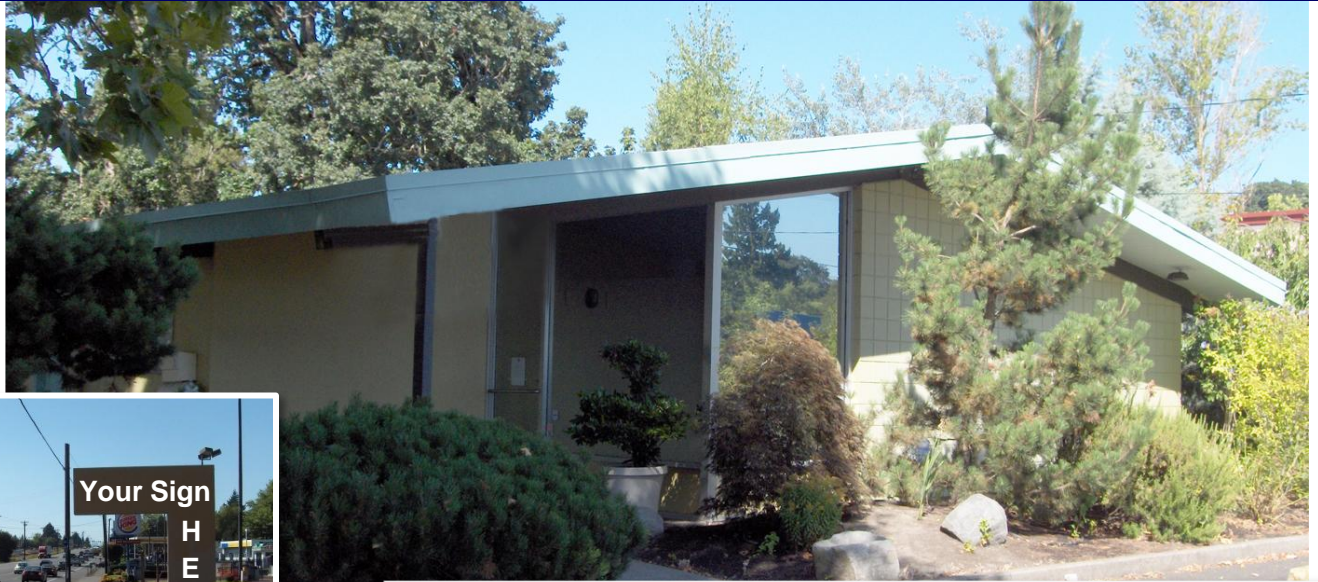


**For Sale
OFFICE**

**18955 SW Tualatin Valley Highway
Beaverton, OR 97006**

OUTSTANDING OWNER/USER OPPORTUNITY



SALE PRICE \$445,000

PROPERTY HIGHLIGHTS

- Phenomenal exposure on Tualatin Valley Highway
- Traffic counts of 38,500 (2008, ADT)
- Prominent signage on Tualatin Valley Highway
- Free standing building
- Abundant amenities within walking distance

PROPERTY INFORMATION

- **Building Size:** 1,940 SF
- **Land Area:** 13,939 (0.32 Acres)
- **Year Built:** 1968
- **Zoning:** CBD; Community Business District (see back for uses)
- **Parking:** 8 spaces (4.12/1,000)
- **Ceiling Height:** 8 feet

For more information please contact:

DERON JONES
503.279.1704
deron.jones@cushwake.com

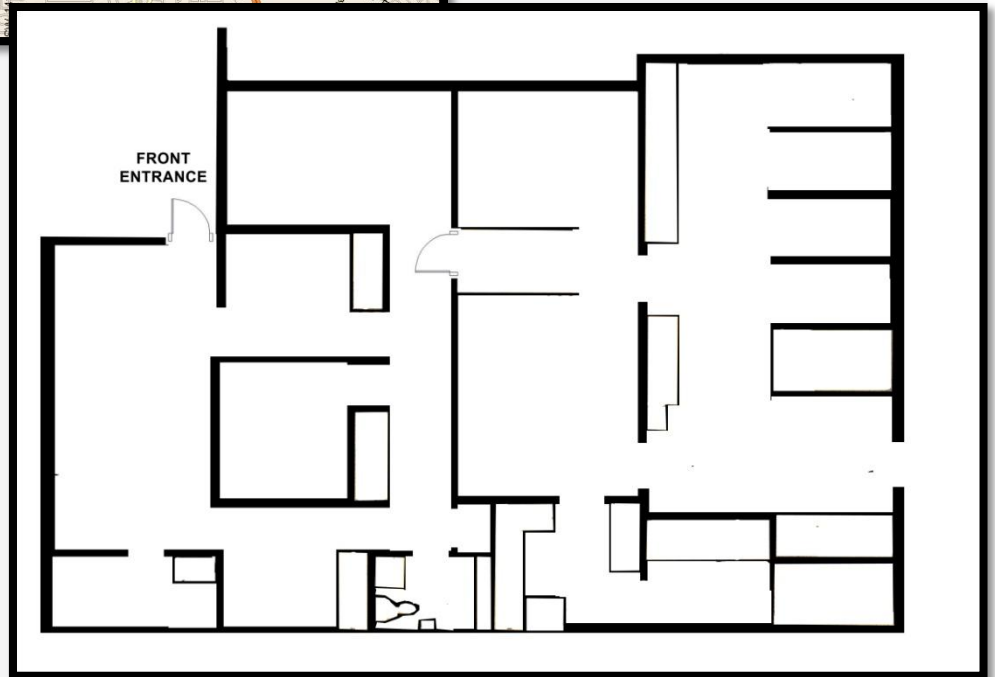
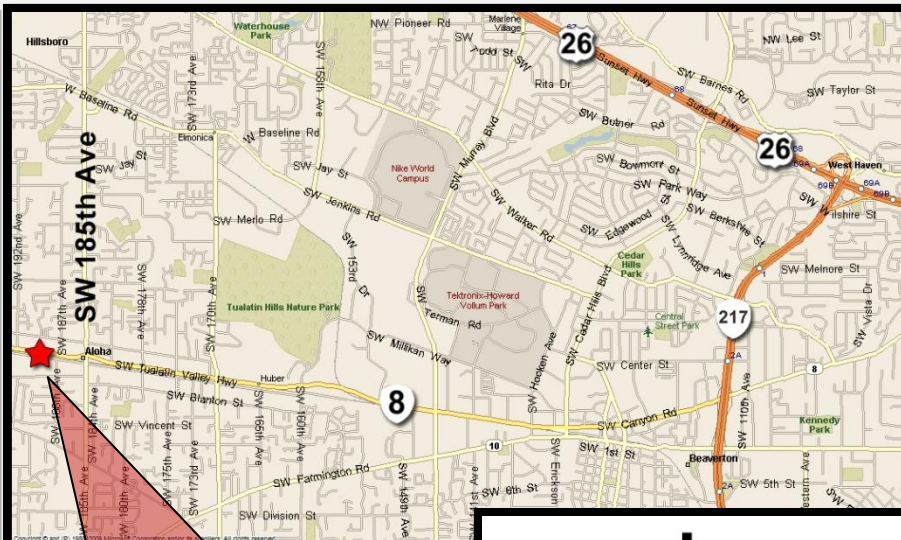


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200 SW Market, Suite 200, Portland, OR 97201
503-279-1700

**For Sale
OFFICE**

**1895 SW Tualatin Valley Highway
Beaverton, OR 97006**



ZONING

- CBD; Community Business District

PERMITTED USES INCLUDE –

Office, Medical, Retail, Auto Service, Light Industrial and Various Commercial Uses Including (but not limited to):

- Automotive Parts and Related
- Convenience / Grocery Store
- Eating & Drinking Establishment
- Commercial School
- Drive-In or Drive-Up Establishment
- Offices
- Service Station / Car Wash
- Fabrication, Processing & Repair Facility
- Financial, Insurance & Real Estate Services
- Food Market (All Types)
- Fuel Dealership
- Medical & Health Services
- Retail Business Establishment

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