



FOR SALE

# RARE AUTOMOTIVE/FLEX SPACE

9053 & 9055 SW BURNHAM ST, TIGARD, OR 97223

## SALE PRICE

Contact broker

## BUILDING SIZE

3,808 SF

## JOE KAPPLER

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**PROPERTY DESCRIPTION**

Rare auto/flex opportunity in downtown Tigard featuring an attached apartment. The 3,808 SF building sits on a 14,810 SF lot and is zoned Mixed Use Central Business District (City of Tigard). The auto/flex component totals 1,982 SF and includes three garage doors—two measuring 15'10" wide by 9'11" high and one measuring 8'10" wide by 9'11" high—with 11'3" interior clear height and a bay depth of 30'9".

The attached 1,182 SF apartment includes two bedrooms (one upstairs and one downstairs), one full bath, a family room, and a kitchen, along with an additional 644 SF attached garage. Property highlights include prominent street signage, 13 on-site parking stalls plus two in the apartment carport, a new breaker panel in the apartment, and a newly paved asphalt parking lot.

**PROPERTY HIGHLIGHTS**

- Rare automotive/flex space in downtown Tigard
- 3 grade level doors
- New asphalt parking lot
- Unique attached apartment/office
- Taxes: \$5,696.92

**OFFERING SUMMARY**

|                       |                |
|-----------------------|----------------|
| <b>Sale Price:</b>    | Contact broker |
| <b>Lot Size:</b>      | 14,810 SF      |
| <b>Building Size:</b> | 3,808 SF       |

| <b>DEMOGRAPHICS</b>      | <b>0.3 MILES</b> | <b>0.5 MILES</b> | <b>1 MILE</b> |
|--------------------------|------------------|------------------|---------------|
| <b>Total Households</b>  | 656              | 1,633            | 5,807         |
| <b>Total Population</b>  | 1,478            | 3,746            | 13,917        |
| <b>Average HH Income</b> | \$85,982         | \$89,737         | \$101,532     |



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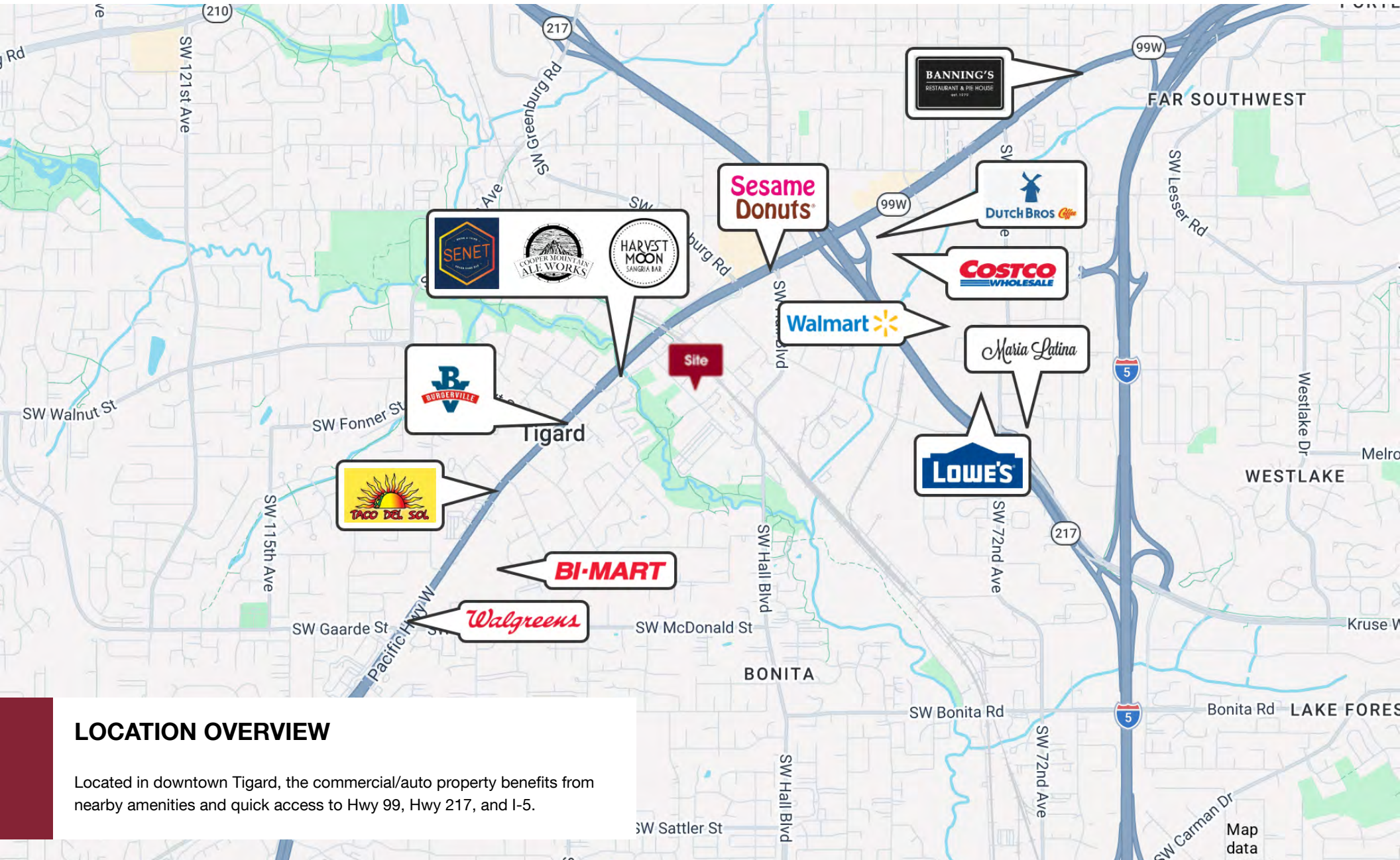
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## LOCATION OVERVIEW

Located in downtown Tigard, the commercial/auto property benefits from nearby amenities and quick access to Hwy 99, Hwy 217, and I-5.

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