



[ For Sale ]

## The Blue Victorian

535 SE Washington Street, Hillsboro, OR 97123

### Features of the Blue Victorian...

- 1,588 SF office building on a 6,621 SF parcel.
- Ideal for Owner-User or Investor.
- Charming turn of the century Victorian farmhouse, completely renovated in 2002 with over \$160k invested.
- Recent upgrades include new siding, paint and HVAC.
- Zoning: SCC-DT Station Community Commercial Downtown
- Great signage options on Washington Street.
- Occupant will enjoy a private setting, 7 off-street parking stalls and beautiful landscaping.
- Centrally located in Downtown Hillsboro on a MAX and bus line.

**Price:** Offered at \$650,000.

**NICK BALDWIN**

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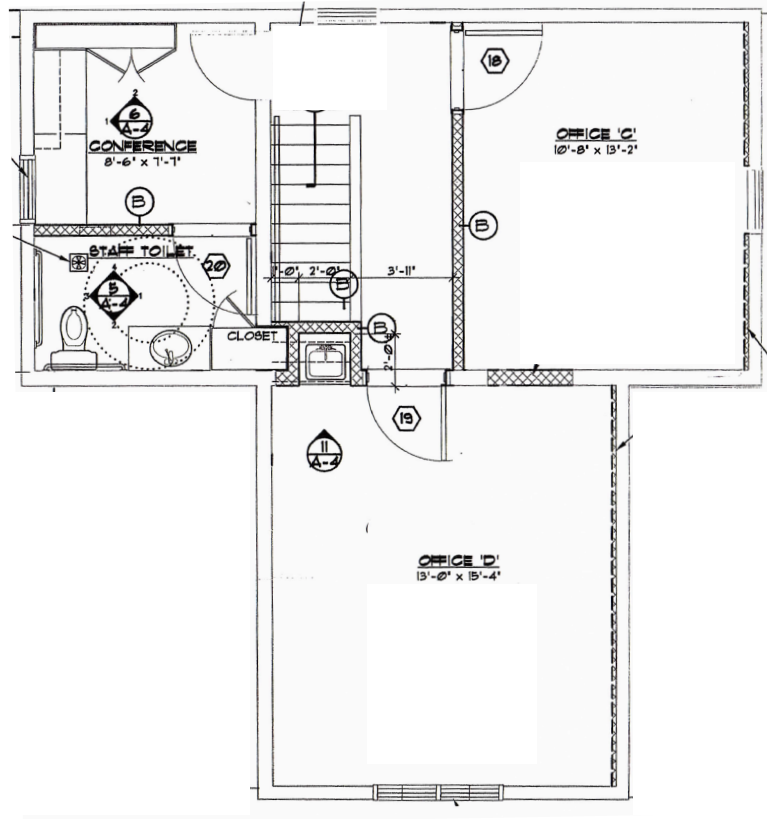


# FLOOR PLAN

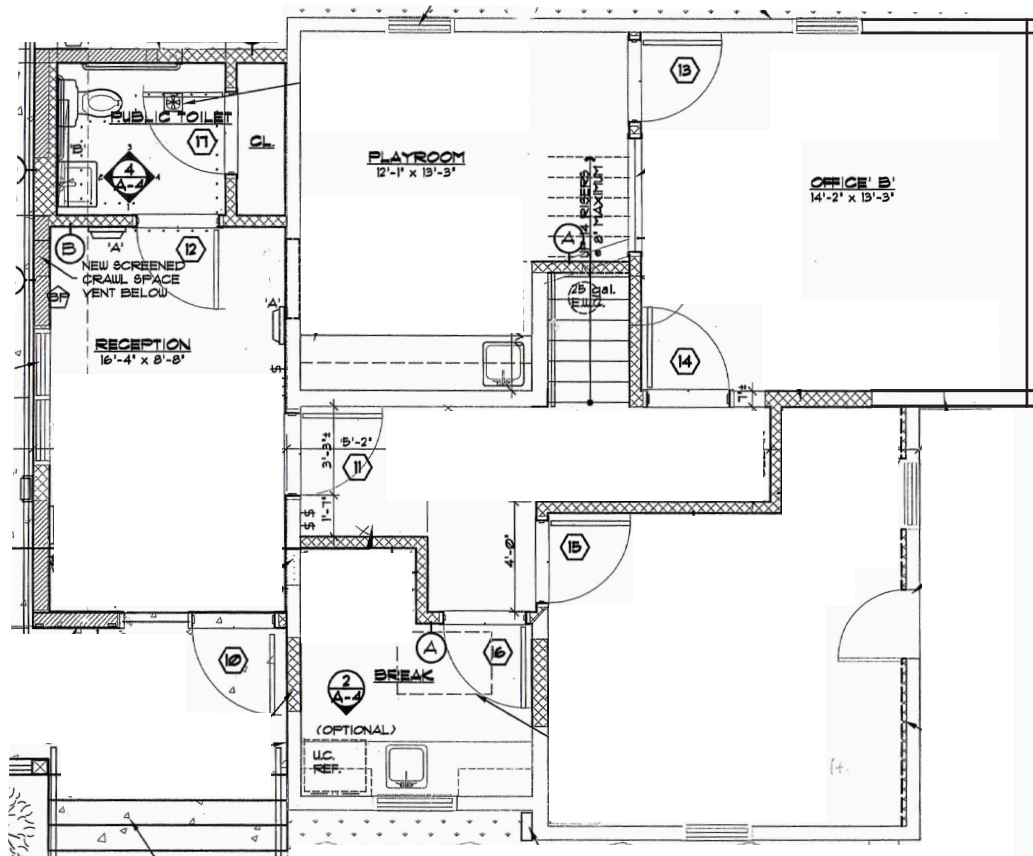
## Layout:

- 5 private offices (2 with sink)
- Waiting/reception room
- 2 ADA restrooms
- Exterior ADA ramp to entry door
- Break room with kitchenette
- Work room
- Built-in cabinetry throughout
- 2 covered porches

2nd Floor



1st Floor





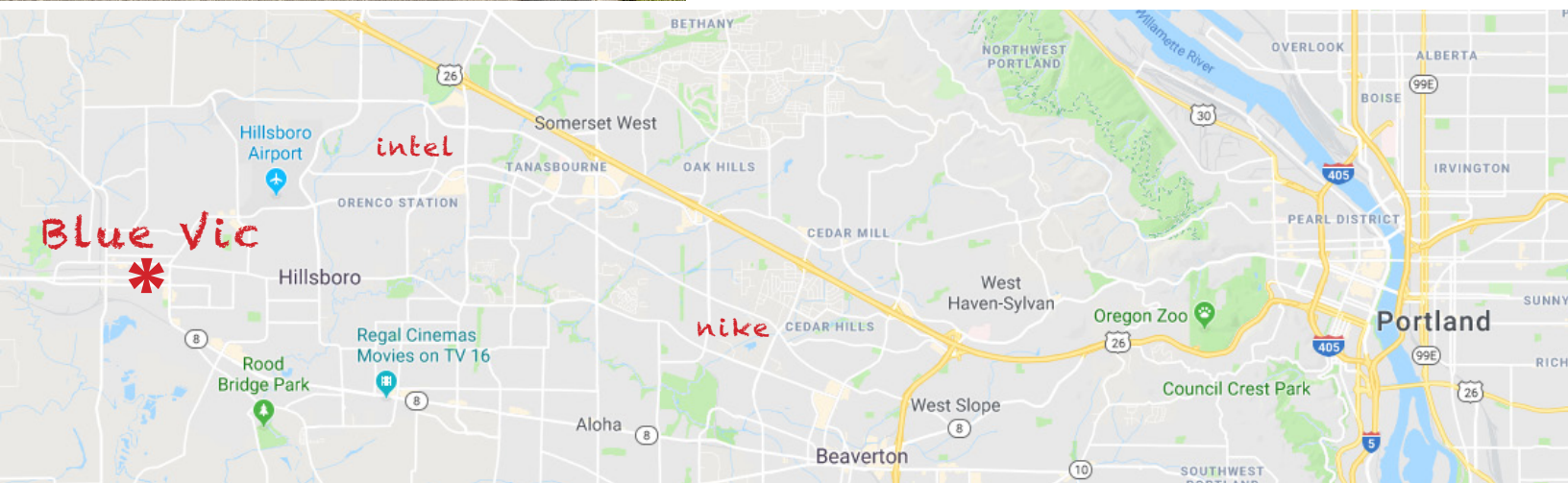
## Partial List of improvements since 2002:

### - INTERIOR:

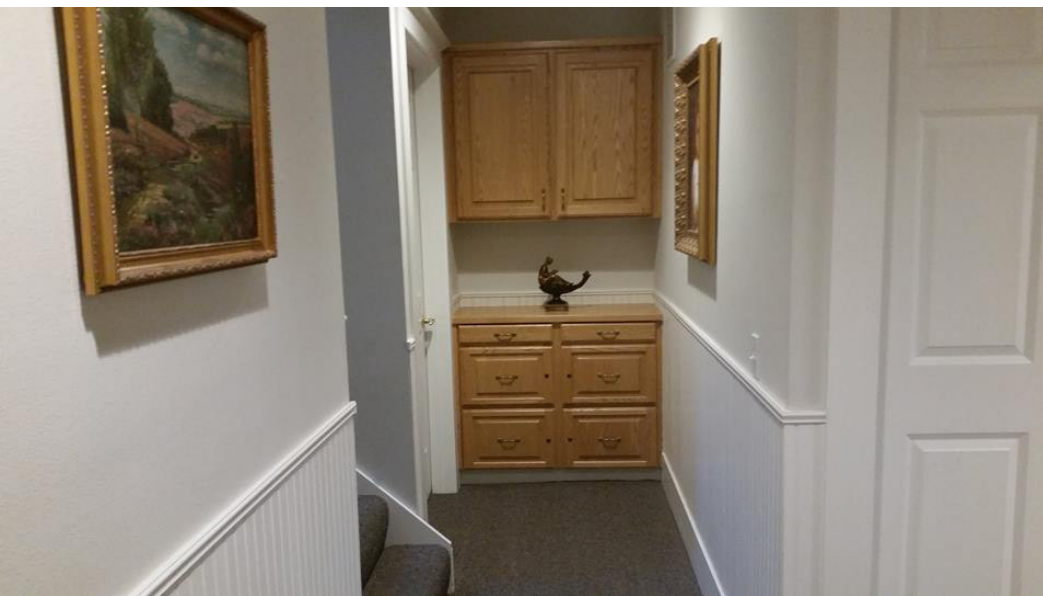
All new interior walls with sound proofing, lighting, plumbing, electrical, ADA restrooms, solid doors & frames, flooring, paint, cabinetry, phone/data wiring, sound system, multi-zoned HVAC (2017), skylights, security system, plantation shutters, and more.

### - EXTERIOR:

New landscaping, sprinkler system, parking lot, gutters & downspouts, roof (2013), siding (2023), paint (2023).







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