



CLOSE-IN NW OFFICE WAREHOUSE BUILDING

NEW PRICE

\$2,050,000

OFFERING SUMMARY

Building Size:	9,200 SF
Land:	7,750 SF
Zoning:	CM2
Loading:	1 dock high door
Clear Height:	8' - 10'
Floors:	2
Year Built:	1945

LOCATION OVERVIEW

Located in NW Portland, this property is surrounded by restaurants, retail shopping, breweries and more. Centrally located, it is in walking distance to neighborhoods such as NW 23rd, Slabtown, the Pearl District and Downtown. It is conveniently situated just off of I-405 and Highway 30 and is serviced by public transit including TriMet buses and the Portland Streetcar making it extremely accessible.

PROPERTY HIGHLIGHTS

- Signature building located on high visibility NW Vaughn St with immediate freeway access
- Positioned for strong upside across the street from future redevelopment of the former Esco Site as well as between Montgomery Park and Slabtown where considerable investment continues.
- Architectural features of former shop area conducive to conversion of studio or creative workspace.



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FOR SALE

2480 NW Vaughn, Portland, OR 97210

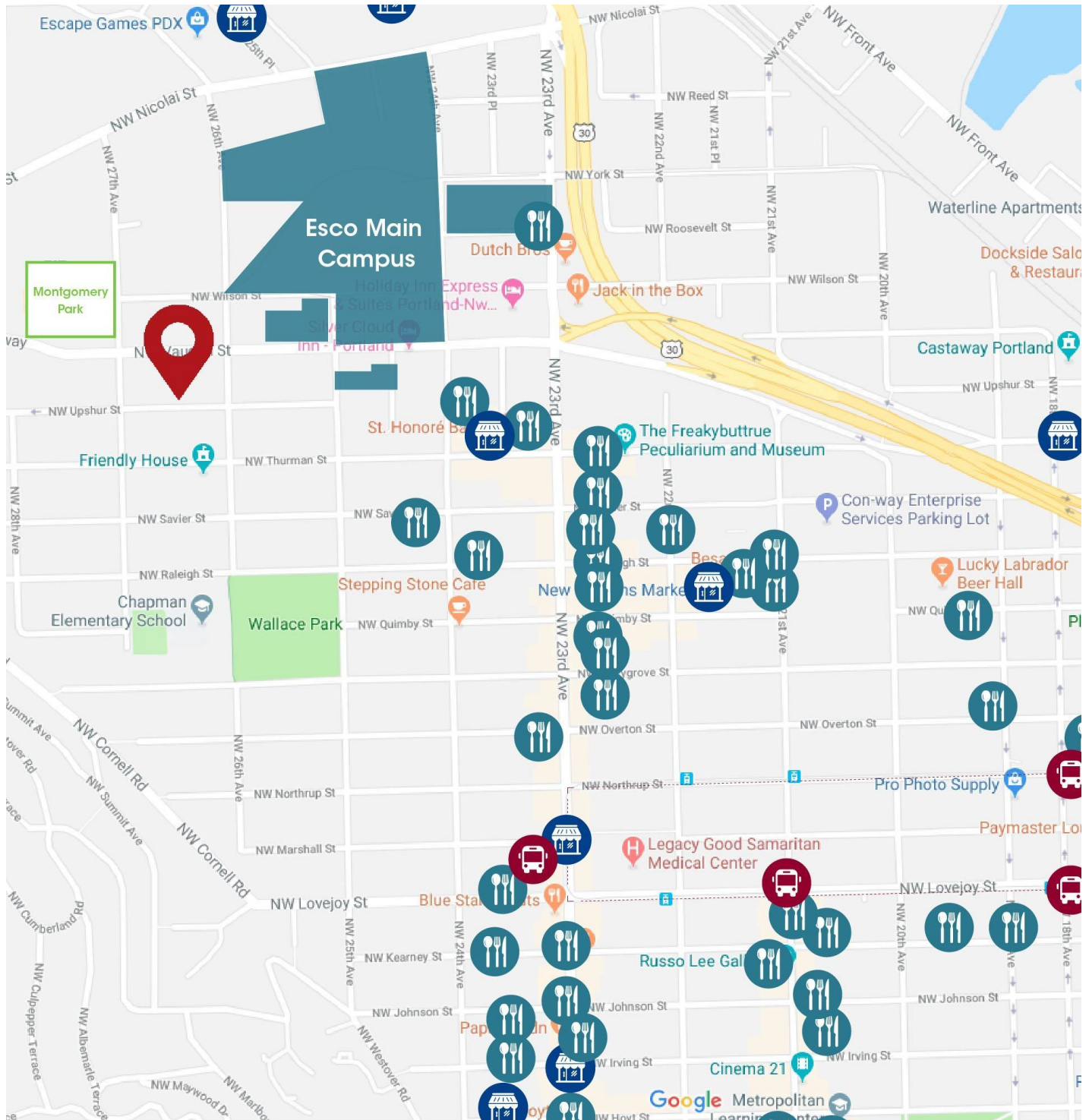


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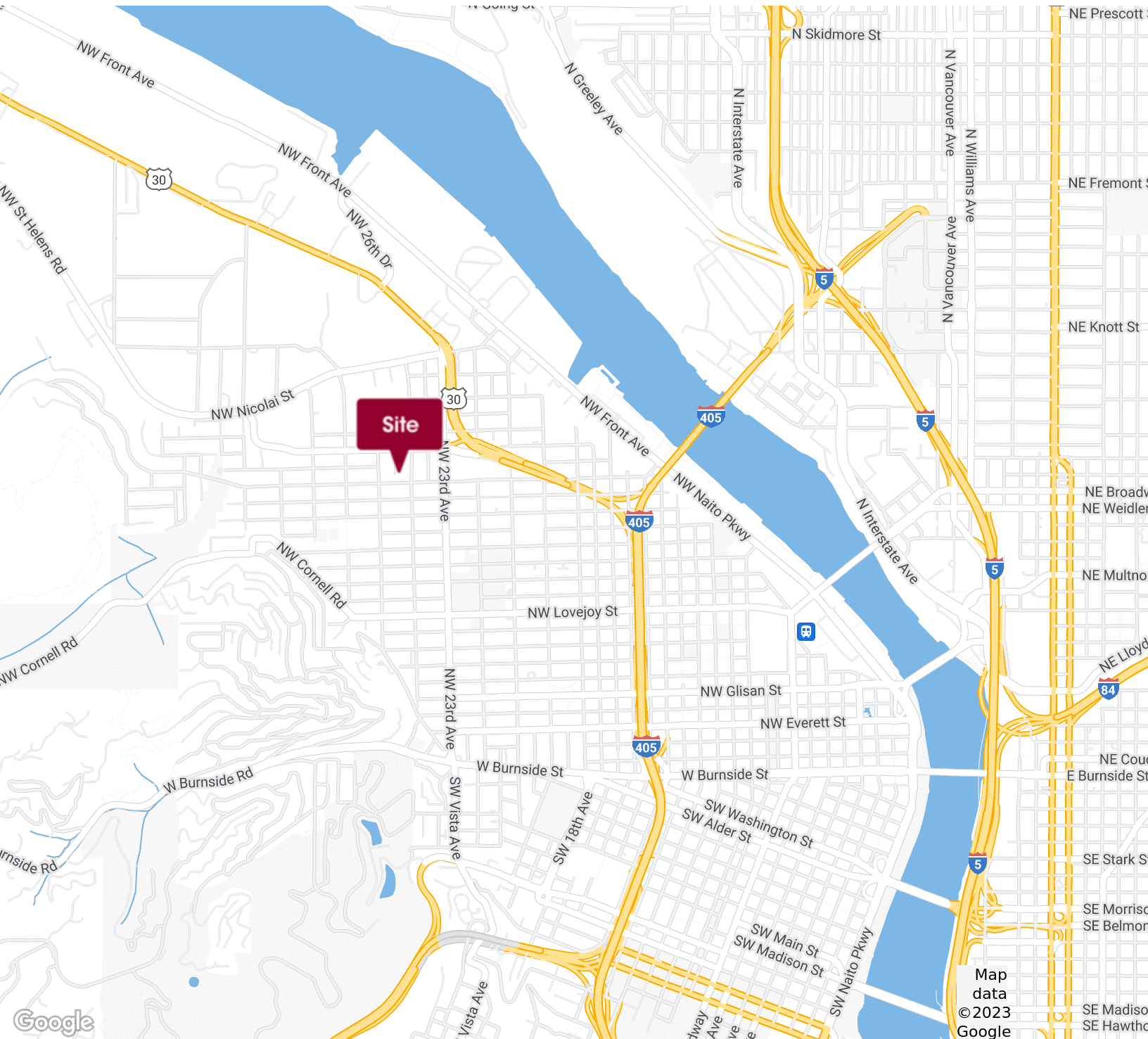


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