

LEASED INVESTMENT OR USER OPPORTUNITY IN NW PORTLAND

1829 NW 25th Avenue, Portland Oregon

**PRICE
REDUCED!**



*Current Tenant is in a flexible position and open to a new negotiated lease but is also able to relocate to a new location

**FOR SALE
OR LEASE**

FOR MORE INFORMATION, CONTACT:

Colin Russell

503.972.7295

colin@macadamforbes.com

1800 SW First Avenue, Suite 650 | Portland OR 97201 | WWW.MACADAMFORBES.COM | 503.227.2500

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY INFORMATION

BUILDING SIZE

Showroom: 10,000 SF
Mezzanine: 2,000 SF
Total: 12,000 SF

LOT SIZE

12,666 SF

CEILING HEIGHT

18'

LOADING

2 roll up doors

ZONING

CM1

ESTIMATED NNN'S

\$5.00/SF

LEASE RATE

\$23.00/SF NNN

SALE PRICE

~~\$4,500,000~~

PRICE REDUCED - \$4,200,000

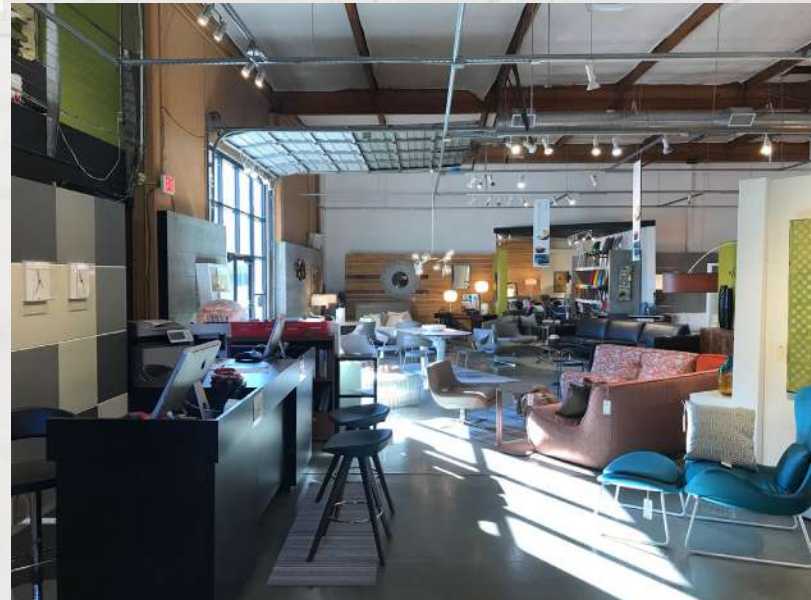
CAP RATE

6.24%

Investment / Owner-User opportunity in NW Portland.

Seller financing available - call broker for financing and lease terms.

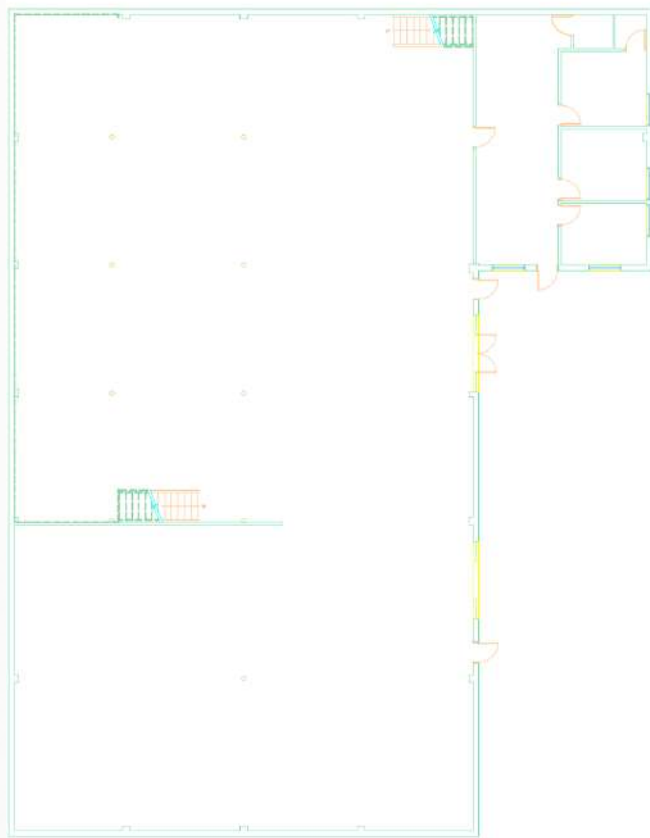
**Please do not disturb Tenant, all tours to be scheduled through Macadam Forbes.*



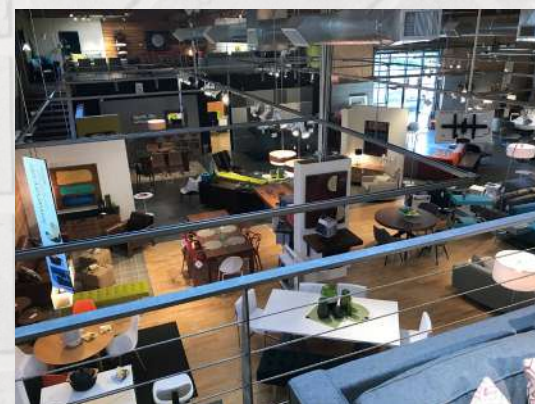
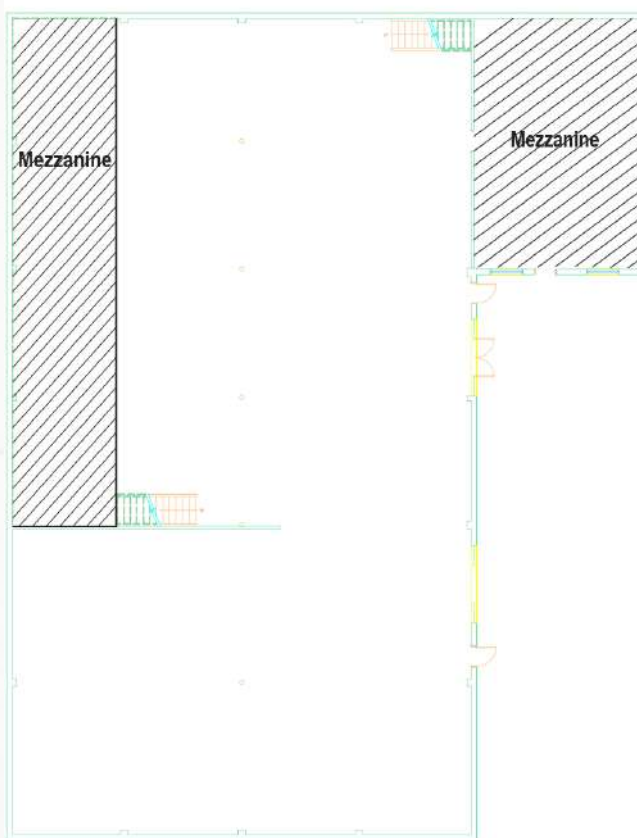


SPACE PLANS

FIRST FLOOR



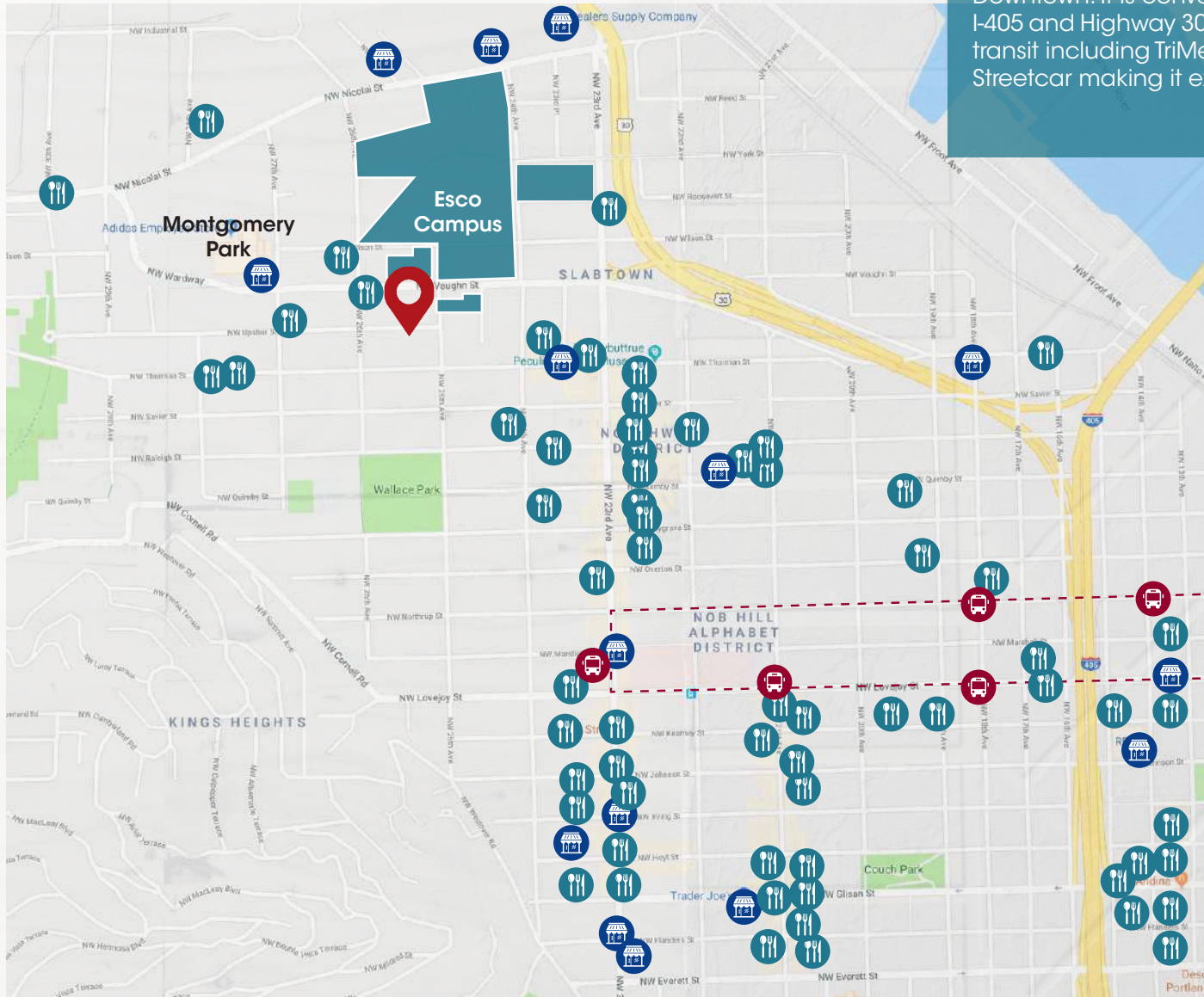
SECOND FLOOR





LOCATION & AMENITIES

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.



96

WALKER'S
PARADISE



97

BIKER'S
PARADISE