

HIGH VISIBILITY SHOP BUILDING WITH YARD

11257 NE Sandy Boulevard, Portland, OR 97220



For More Information, Contact:

Clayton Madey
503.972.7277
clayton@macadamforbes.com

Licensed in OR

Map data ©2023 Imagery ©2023 , Maxar Technologies, Metro, Portland Oregon, State of Oregon, U.S. Geological Survey

FOR SALE

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035
MACADAMFORBES.COM | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

11257 NE Sandy Boulevard, Portland, OR 97220



PROPERTY DESCRIPTION

Great opportunity for an owner/user looking for yard space with significant street exposure. The building is equipped with two loading doors, a car lift, a front office, a restroom, and full electrical service. The CE zoning allows for a variety of uses.

LOCATION DESCRIPTION

Excellent frontage on Sandy Boulevard at a signalized intersection, with convenient access to I-205, Portland International Airport, and nearby amenities.

PROPERTY HIGHLIGHTS

- Large paved lot
- Direct access to I-205 and easy access to I-84
- Parking Ratio: 4.5/1,000 SF

OFFERING SUMMARY

Sale Price:	Call for pricing
Lot Size:	0.94 Acres
Building Size:	2,000 SF
Zoning:	CE
Built:	1949

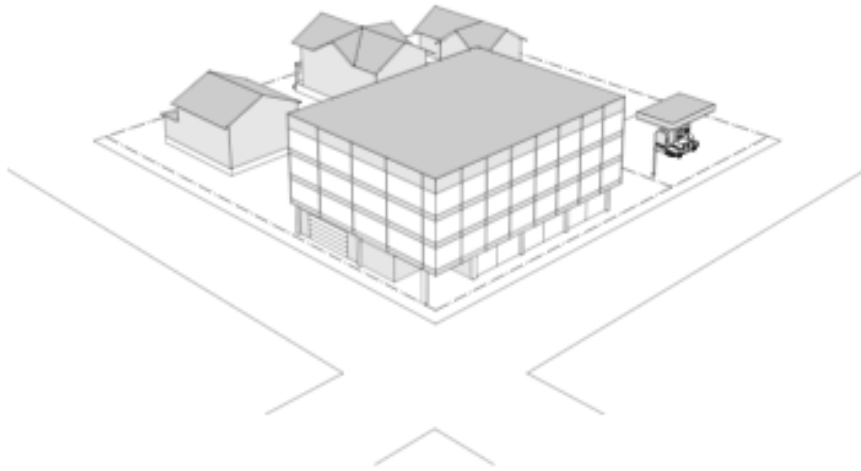
TRAFFIC COUNTS	COLLECTION	CROSS	DISTANCE
20,181	NE Sandy Blvd	NE 112th Ave W	0.01 mi
15,947	NE Sandy Blvd	NE 116th Ave E	0.14 mi



Clayton Madey
503.972.7277
clayton@macadamforbes.com
Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500



COMMERCIAL EMPLOYMENT (CE)

The CE zone is a medium-scale zone intended for sites along corridors in areas between designated centers, especially along Civic Corridors that are also major truck streets. The emphasis of this zone is on commercial and employment uses. Buildings are generally expected to be up to four stories.

Specific allowable uses include: retail sales and services, office space, quick vehicle servicing, vehicle repair, self-service storage, household living, institutional uses, and limited manufacturing and other low-impact industrial uses.



QUICK FACTS

Location	This zone is generally applied along major traffic streets such as SE Powell, SE 82nd and SW Barbur.
Maximum Height	45', which is generally 4 stories
FAR	2.5:1, increasing to 4:1 with bonus provisions.
Parking	is generally not required for non-residential uses, or for residential development that contains fewer than 30 dwelling units when development is located near transit. Parking is generally required for larger residential / mixed-use developments and in locations farther from transit.