

6517 NE Sandy Boulevard
PORTLAND, OR 97213

**SELLER FINANCING AVAILABLE:
6% INTEREST WITH A
MINIMUM 30% DOWN PAYMENT**

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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.

**FOR SALE &
LEASE**

 **MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE & LEASE

6517 NE Sandy Boulevard, Portland, OR 97213



PROPERTY DESCRIPTION

This retail building with off-street parking underwent a major remodel in 2017/2018 which includes new electrical, plumbing HVAC, & interior modifications. The owner remodeled the building into a child event space with a full commercial kitchen, climbing walls, party rooms, a dance studio, & office space.

The property is zoned CM2 (Commercial Mixed Use 2), which allows a variety of office, retail, & medical uses.

OFFERING SUMMARY

Sale Price:	\$1,875,000
Property Taxes:	\$13,499.01
Lease Rate:	\$22.00 SF/yr (NNN)
Available SF:	5,391 SF
Lot Size:	10,427 SF
Building Size:	5,391 SF



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PROPERTY HIGHLIGHTS

- Major remodel in 2017/2018
- New Roof and new siding coming in Spring of 2024
- Commercial kitchen
- Flexible building layout to allow for many types of users
- 7 off-street parking stalls
- Walking distance to many amenities
- ADA compliant and accessible facility



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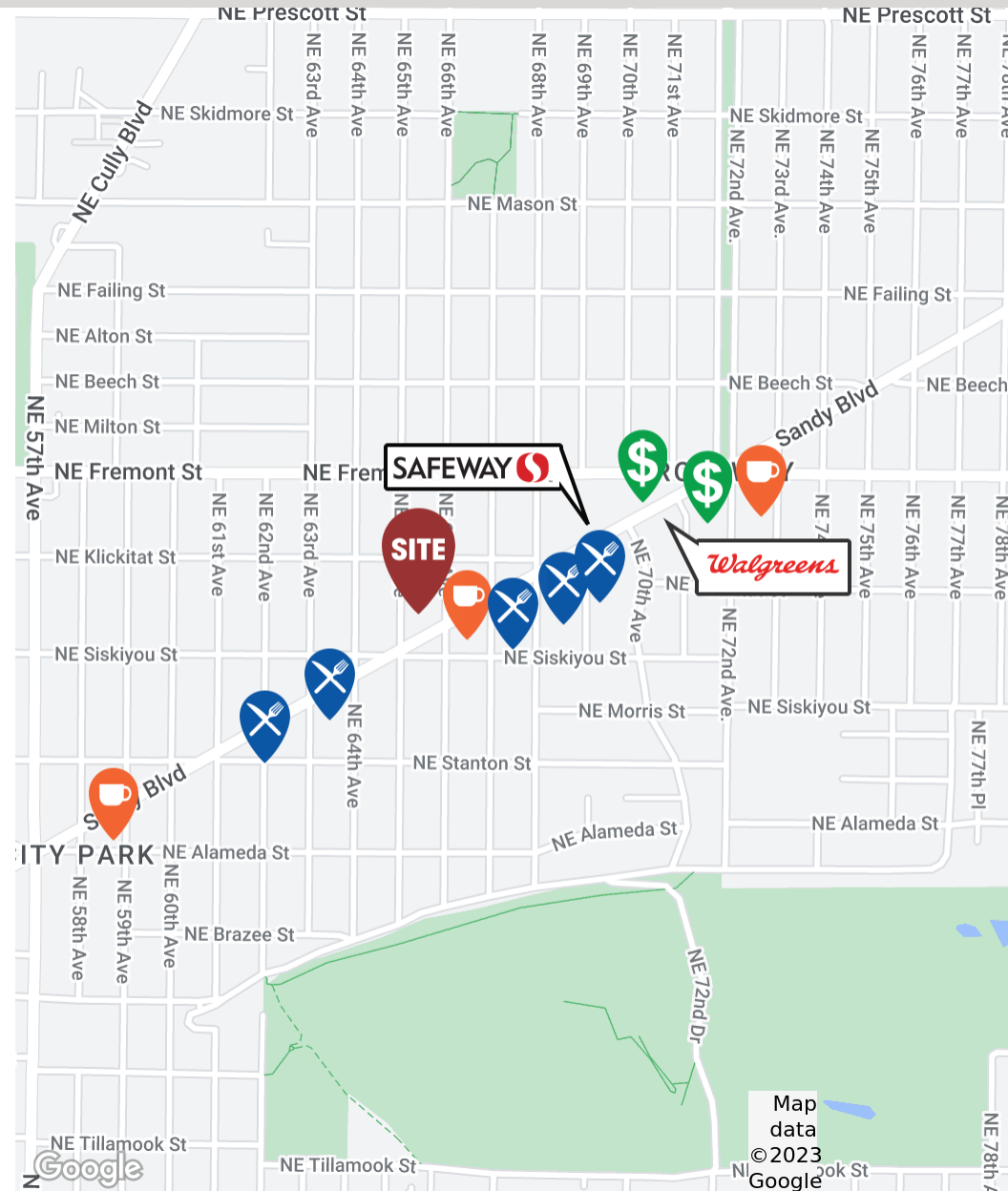


LOCATION OVERVIEW

Located in the Rose City Park & Roseway Neighborhoods, the subject property provides quick access to the airport and the Hollywood District. Nearby retail amenities include US Bank, Walgreens, Safeway, and many more.

TRAFFIC COUNTS

COLLECTION ST	CROSS ST	TRAFFIC VOL	DISTANCE
NE 67th Ave	NE Siskiyou St S	593	0.08 mi
NE Klickitat St	NE Siskiyou St N	392	0.09 mi
NE 67th Ave	NE Siskiyou St N	415	0.12 mi



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