

11107-11121 NE Halsey Street  
PORTLAND, OR 97220



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FOR SALE





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## PROPERTY DESCRIPTION

This 4,015 SF retail building is currently built out with 3 retail spaces. The largest suite is occupied by a hair salon and the other two spaces are built out as general retail spaces. A buyer is able to occupy anywhere from one of the suites to all of them for their own use soon after closing. The lot size is 10,567 SF and the property is zoned Commercial Mixed Use 2 (CM2), which allows a wide variety of commercial, retail, and office uses.

## OFFERING SUMMARY

Sale Price:	\$1,350,000
Lot Size:	10,567 SF
Building Size:	4,015 SF



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## PROPERTY HIGHLIGHTS

- 13 off-street parking stalls
- Monument signage on NE Halsey Street
- Abundant plumbing in the hair salon space
- Well-maintained building

## COMMERCIAL MIXED-USE 2 ZONING

The CM2 zone is a medium-scale, commercial mixed-use zone intended for sites in a variety of centers and corridors, in other mixed-use areas that are well served by frequent transit, or within larger areas zoned for multidwelling development. Buildings in this zone are generally expected to be up to four stories, except in locations where bonuses allow up to five stories.



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**85**   
VERY WALKABLE

**93**   
BIKER'S PARADISE

**46**   
SOME TRANSIT

## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total population	19,128	73,593	162,410
Median age	39.4	39.2	39.2
Total households	7,894	30,657	67,072
Total persons per HH	2.4	2.4	2.4
Average HH income	\$65,770	\$70,560	\$72,962
Average house value	\$323,172	\$323,292	\$347,971

## LOCATION OVERVIEW

Located within the Gateway neighborhood, the subject property is surrounded by a wide variety of retail and service base businesses. The Gateway Transit Center is nearby along with bus access across the street.



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