

8824 N. Lombard Street
PORTLAND, OR 97203



FOR SALE

Brett Bayne
503.972.7280
bayne@macadamforbes.com
Licensed in OR

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

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

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PROPERTY DESCRIPTION

The well-maintained free-standing building is owned and operated by a commercial painting contractor. The nicely designed office provides a mix of private offices and some open bullpen areas. The warehouse has exposed beams, and the office has skylights. The site is a 15,000 SF parcel on two tax lots. Additional 5,000 SF lot can be developed or utilized by the occupant of the building.

PROPERTY HIGHLIGHTS

- Seller recently completed Phase I & Phase II on the property.
- Two grade-level doors
- 16' clear height
- 1,800 SF office

OFFERING SUMMARY

Sale Price:	\$1,525,000
Lot Size:	15,000 SF
Building Size:	5,000 SF
Zoning: CM2	Commercial Mixed Use

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	677	2,372	6,138
Total Population	1,381	5,037	14,067
Average HH Income	\$91,244	\$86,221	\$82,255



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