

Owner-User Office Opportunity

415 NORTH KILLINGSWORTH STREET | PORTLAND, OR 97217



Joe Kappler
503.972.7294
joek@macadamforbes.com
Licensed in OR & WA

Tyler Collins
503.416.0088
tcollins@macadamforbes.com
Licensed in OR

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

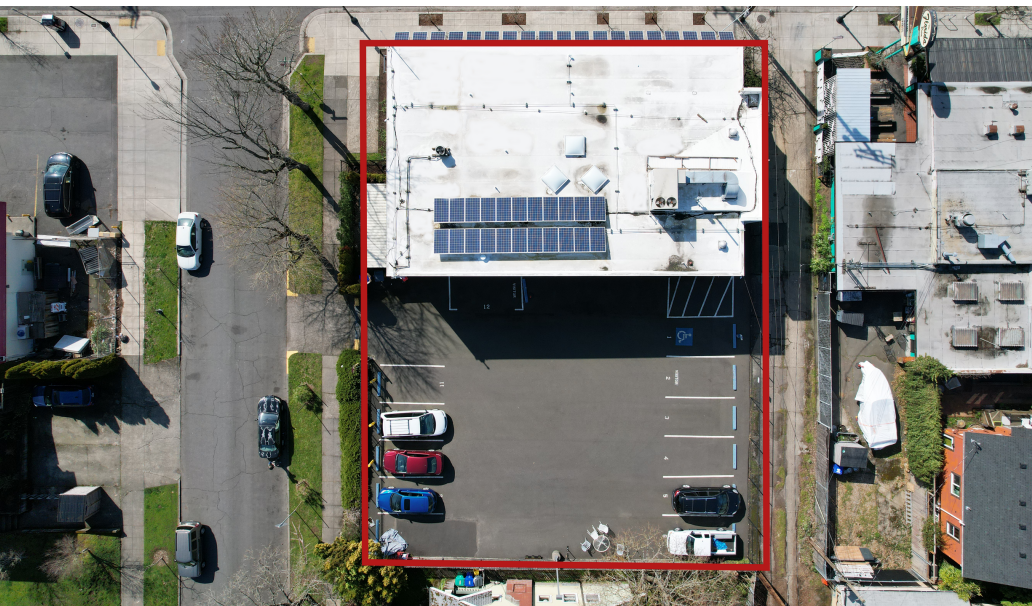
All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR SALE



FOR SALE

415 North Killingsworth Street, Portland, OR 97217



PROPERTY DESCRIPTION

A well-maintained office building with numerous nearby amenities. There is a private/gated off-street parking lot that can accommodate up to 14 cars. The property is situated on two floors and provides flexibility for one or multiple occupants. There is no elevator on the premises.

PROPERTY HIGHLIGHTS

- CM2 zoning
- Solar panels

OFFERING SUMMARY

Sale Price:	\$1,950,000
Lot Size:	12,767 SF
Building Size:	6,824 SF
Property Taxes:	\$8,876.39



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Open Office



Front Lobby



Stairs to Second Floor



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DEMOGRAPHICS

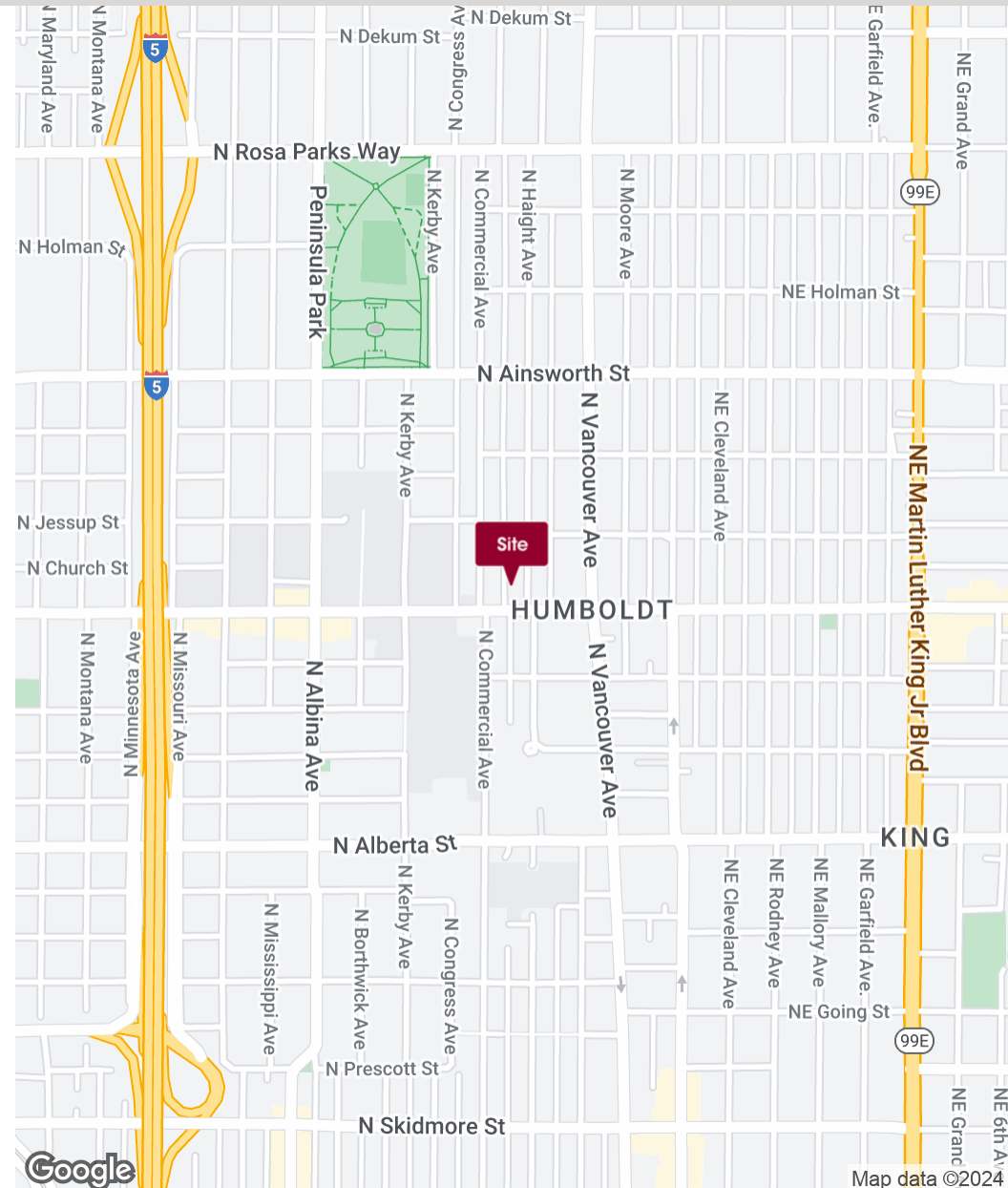
	0.25 MILES	0.5 MILES	1 MILE
Total population	1,712	7,400	30,777
Median age	36.5	35.6	35.3
Median age (Male)	35.0	34.8	35.2
Median age (Female)	39.0	37.1	35.5
Total households	776	3,332	14,152
Total persons per HH	2.2	2.2	2.2
Average HH income	\$87,120	\$102,192	\$99,783
Average house value	\$547,857	\$525,141	\$470,843

LOCATION OVERVIEW

The Humboldt neighborhood of Portland, Oregon can be described as young, urban, and hip. Residents and businesses alike enjoy a diverse mix of retail amenities and easy access to the rest of the City via Interstate 5, the Trimet MAX yellow-line, and abundant bus routes. All of these are centering around the Portland Community College Cascade Campus.

POINTS OF INTEREST

	DISTANCE	TIME
Highway 99E	0.6 mi	2 min
Interstate 5	0.8 mi	4 min



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