

Retail or Multifamily Development Opportunity

6220 SE 122ND AVENUE | PORTLAND, OR 97236

SE 122nd Ave

SE Foster Rd

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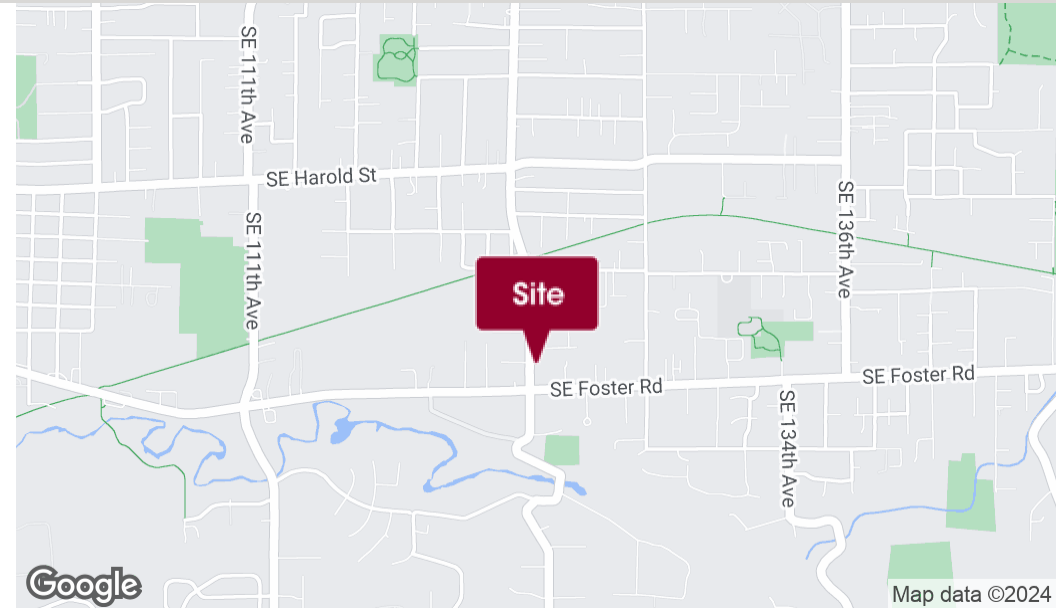
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FOR SALE

 **MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

6220 SE 122nd Avenue, Portland, OR 97236



PROPERTY DESCRIPTION

A total of 5 tax lots all zoned CM2.

PROPERTY HIGHLIGHTS

- CM2 Zoning
- Raw Land with one improved residential dwelling on site
- Site access from both SE 122nd Avenue and SE Foster Road

LOCATION DESCRIPTION

Powellhurst-Gilbert is a diverse neighborhood located in southeast Portland. As a prominently residential neighborhood with a mix of single-family homes, apartment buildings, and townhouses the housing stock is generally more affordable compared to other parts of Portland. The specific site is a large corner lot on the intersection of SE 122nd and SE Foster Road, two prominent passageways in southeast Portland.

OFFERING SUMMARY

Sale Price:	\$3,700,000
Lot Size:	1.63 Acres



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RETAIL



OFFICE



RESIDENTIAL



INDUSTRY



INSTITUTIONAL



OPEN SPACE

CM2 ZONING SUMMARY

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 multi-dwelling development. Buildings in this zone are generally expected to be up to four stories, except in locations where bonuses allow up to five stories.

Specific allowable uses include: retail sales and services, office space, household living, vehicle repair, institutional uses and limited manufacturing uses.



QUICK FACTS

Location

This zone is generally applied on prominent streets that are well served by transit, such as NW 23rd, SE Foster, N Lombard, and NE Sandy.

Maximum Height

45' which is generally 4 stories, increasing to 55' (5 stories) with bonus provisions in some areas.

FAR

2.5:1 increasing to 4:1 with bonus provisions.

Parking

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.



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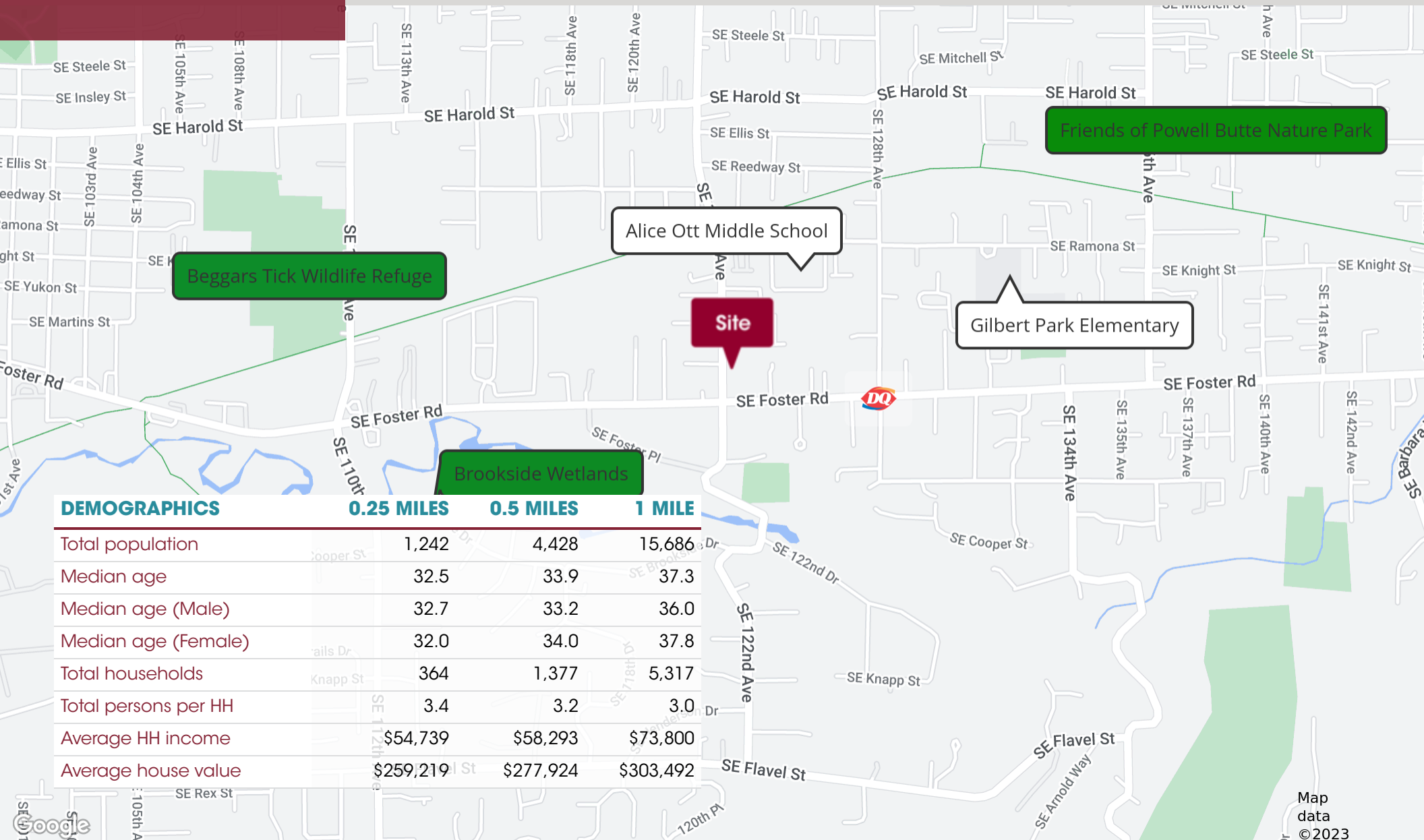
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