

Rare Commercial Storefront & Warehouse

14508-14510 SE STARK STREET PORTLAND, OR 97233

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FOR SALE

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COMMERCIAL REAL ESTATE SERVICES

FOR SALE

14508-14510 SE Stark Street, Portland, OR 97233



PROPERTY DESCRIPTION

Rare commercial property with a combination of storefront commercial space with a large connected warehouse. The building is 12,000 SF and sits on 1.07 acres of CM2 zoned (Commercial Mixed Use 2, City of Portland) land on a hard-lighted street corner. CM2 zoning does allow a wide range of uses including retail, office, vehicle repair, and the following are limited uses: manufacturing/ production and wholesale sales. There is a large monument sign on the northeast corner of the property. Currently, there are multiple curb cuts on SE 146th Avenue and SE Stark Street to access the property.

The large 1.07-acre site could also be redeveloped into an apartment project. Current zoning allows a max FAR of 2.5 to 1 and a base height of 45 feet.

PROPERTY HIGHLIGHTS

- Clear-span warehouse space
- Monument sign on SE Stark Street
- Flexible zoning
- Large 1.07 acres site for parking/storage

OFFERING SUMMARY

Sale Price:	\$1,350,000
Building Size:	Approx. 12,000 SF
Lot Size:	1.07 acres
Property Taxes:	\$14,389.71
Clear Height:	24' 11" (clear span)
Grade Door Height (on north end of the building):	10' 11"



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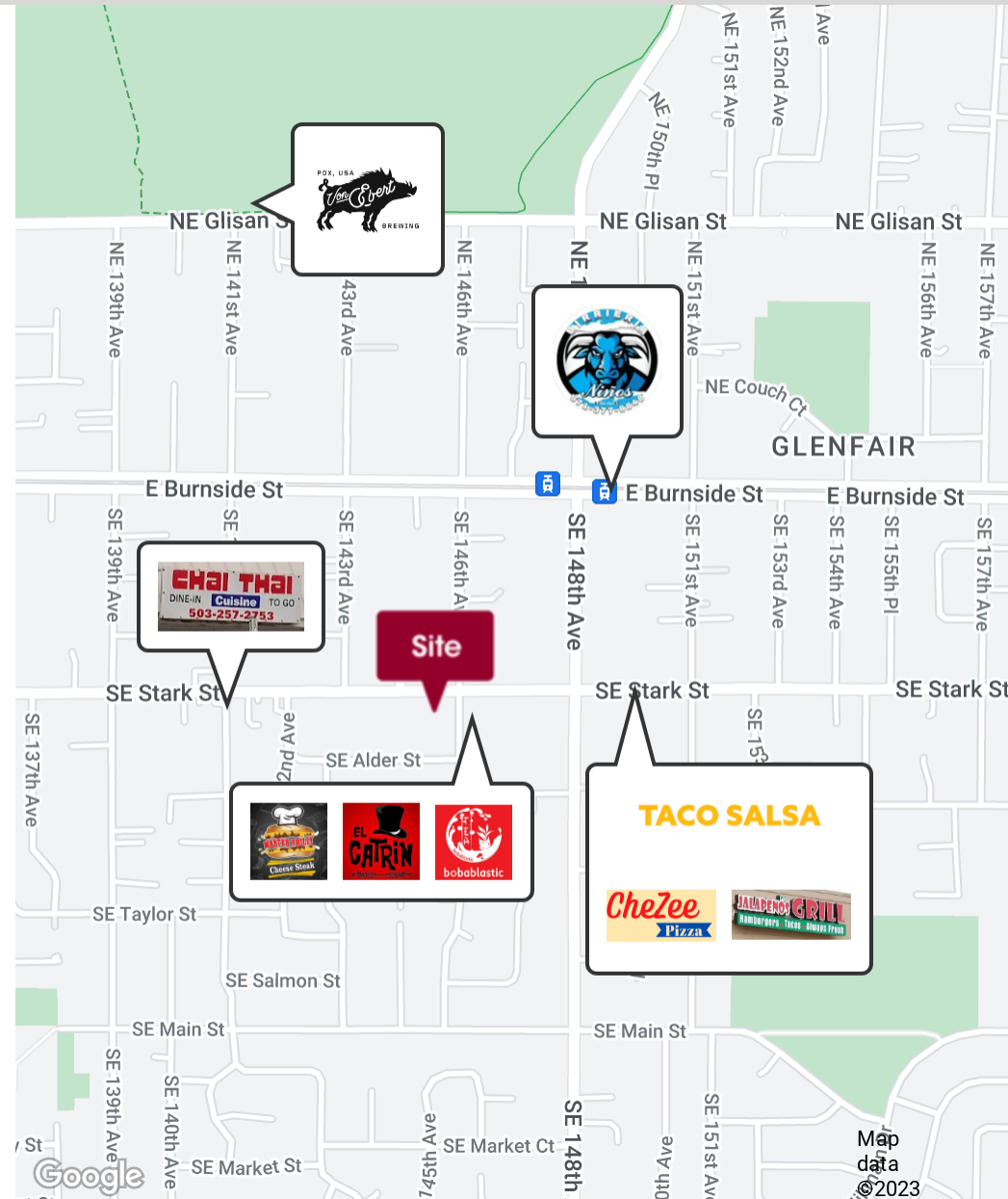
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LOCATION OVERVIEW

The subject property is located on the southwest corner of SE Stark Street & SE 146th Avenue in Portland, Oregon. Located in a mainly service retail/commercial area, the property benefits with relatively quick access to I-84 and I-205.



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