

Close-In Commercial With Redevelopment Potential

2327 SE Powell Boulevard, Portland, Oregon



FOR SALE



PROPERTY DESCRIPTION

TOTAL LAND AREA

18,256 SF

IMPROVEMENTS

Commercial Building: 4,732 SF

Residential Structure: 1,876 SF

TRAFFIC COUNT

36,600 cars/day at SE 22nd & Powell Boulevard

ZONING

General Commercial, CG

Transitioning to Commercial Mixed Use, CM2 under the 2035 Plan

The CM2 Zoning will allow for:

- 45' maximum height, increases to 55' with bonus provisions
- 2.5:1 FAR and a maximum of 4:1 with bonus provisions

Sale Price: \$3,500,000



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COMMERCIAL BUILDING DETAILS

CONSTRUCTION

Concrete block

YEAR BUILT

1957, 1971 and 1978

LOADING

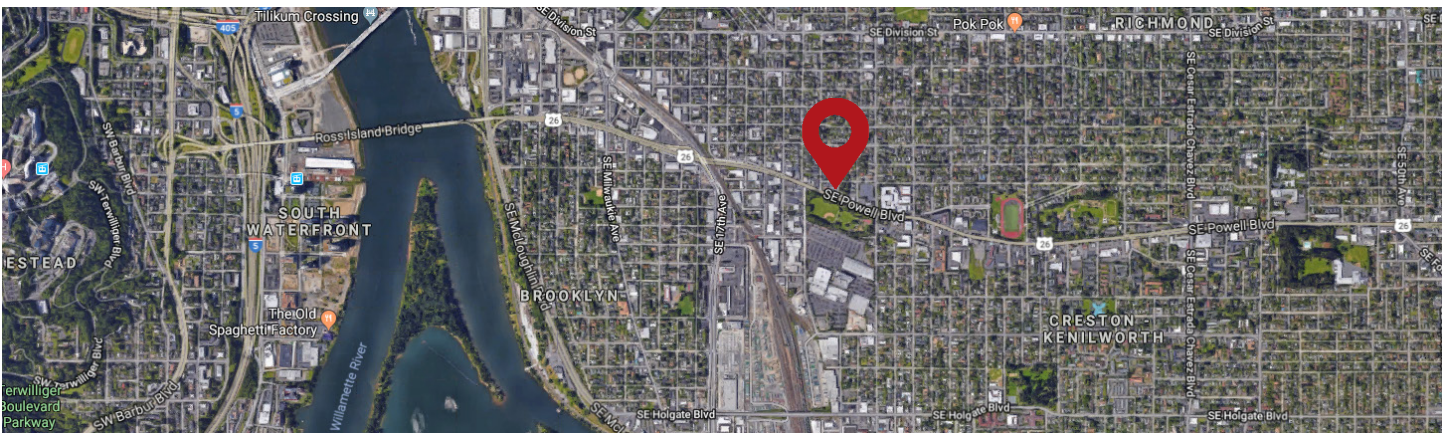
9 grade level doors

CEILING HEIGHT

11' to 15'

OFFICE

± 500 SF



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