

HIGH VISIBILITY OFFICE/RETAIL BUILDING

3140 NE Broadway Street, Portland, Oregon



FOR SALE



PROPERTY DESCRIPTION

BUILDING SIZE

11,800 SF on two stories

LAND AREA

0.55 Acres (24,000 SF)

PROPERTY TAXES

\$22,391.31

SALE PRICE

\$3,304,000

CURRENT ZONING

CM2, Commercial Mixed Use 2

CM2 will allow 45' max height limit and can increase to 55' with bonus provisions in some areas. 2:5:1 FAR and a max of 4:1 with bonus provisions.



Joe Kappler

503.972.7294

joek@macadamforbes.com

1800 SW First Avenue, Suite 650 | Portland OR 97201 | 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.

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FEATURES

- Flexible building layout to allow for multiple occupants or single occupancy
- Abundant off-street parking
- Exterior signage on NE Broadway Street
- Quick access to I-205, I-84, I-5, Downtown and PDX Airport
- Nearby shopping and restaurants
- Average Daily Traffic: 24,720



Frontage on NE Broadway



Back of Building



Large Parking Lot

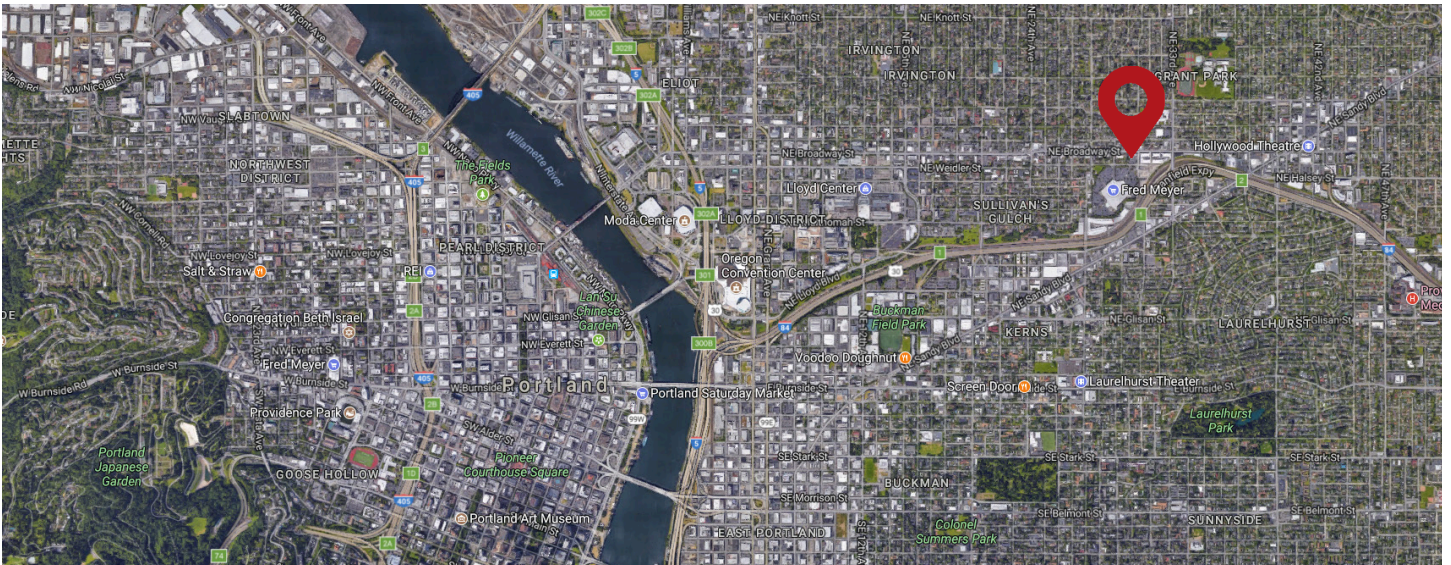


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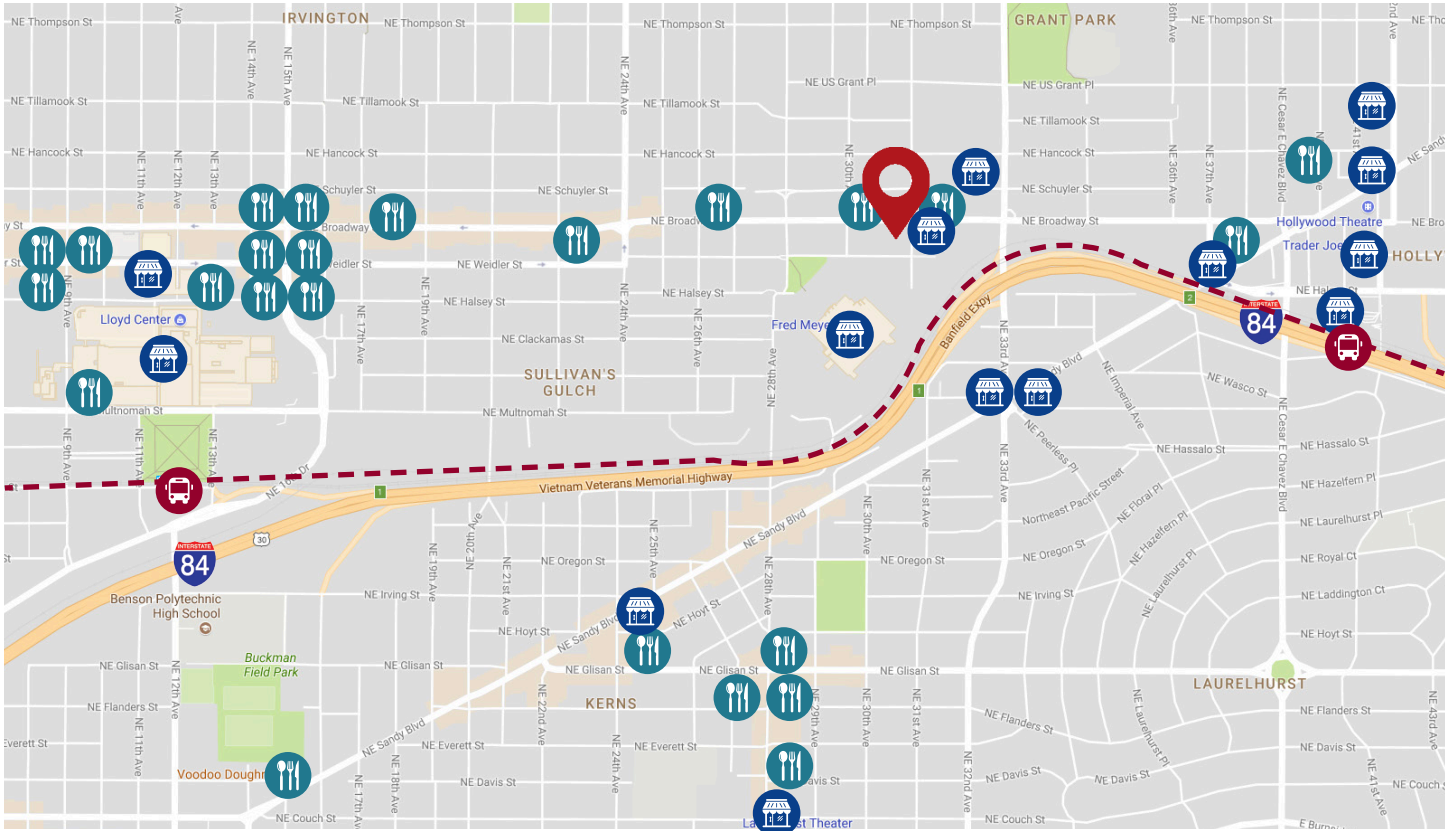
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LOCATION



RETAIL



- Whole Foods Market
- Trader Joes
- Lloyd Center Mall
- Safeway
- New Seasons
- Fred Meyer
- QFC
- Hollywood Theater

DINING



- Nicholas
- Fleur De Lis Bakery
- Sweet Basil Thai Cuisine
- 180 Xurros
- McMenamins Broadway
- Prime Rib + Chocolate Cake
- Namaste Indian Cuisine
- Umi Sushi

TRANSPORTATION



- TRIMET Bus Stop
- Max Red, Green and Blue Line



**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

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