



FOR SALE



## 3-STORY BUILDING IN NE PORTLAND

### Former Senior Care Facility

± 7315 SF (3 Floors) | ± 7,500 SF Land | \$978,000

#### 34 NE 20th Ave, Portland, OR 97232

- Vacant former care facility with room for up to 30 beds
- Ideal for rehab, seniors, sober living, hostel, government or nonprofit
- Potential for conversion to multifamily
- Mixed-use (CM2) zoning allows for retail, office, multifamily and limited manufacturing uses

#### JASON VANABRAMS

Sr. Associate Broker | Licensed in OR

503-314-1099

jason@capacitycommercial.com

#### MIKE NYE, SIOR

Principal | Licensed in OR

503-542-4345

mike@capacitycommercial.com

#### GREG MASSON

Associate Broker | Licensed in OR

503-961-6139

greg.masson@capacitycommercial.com

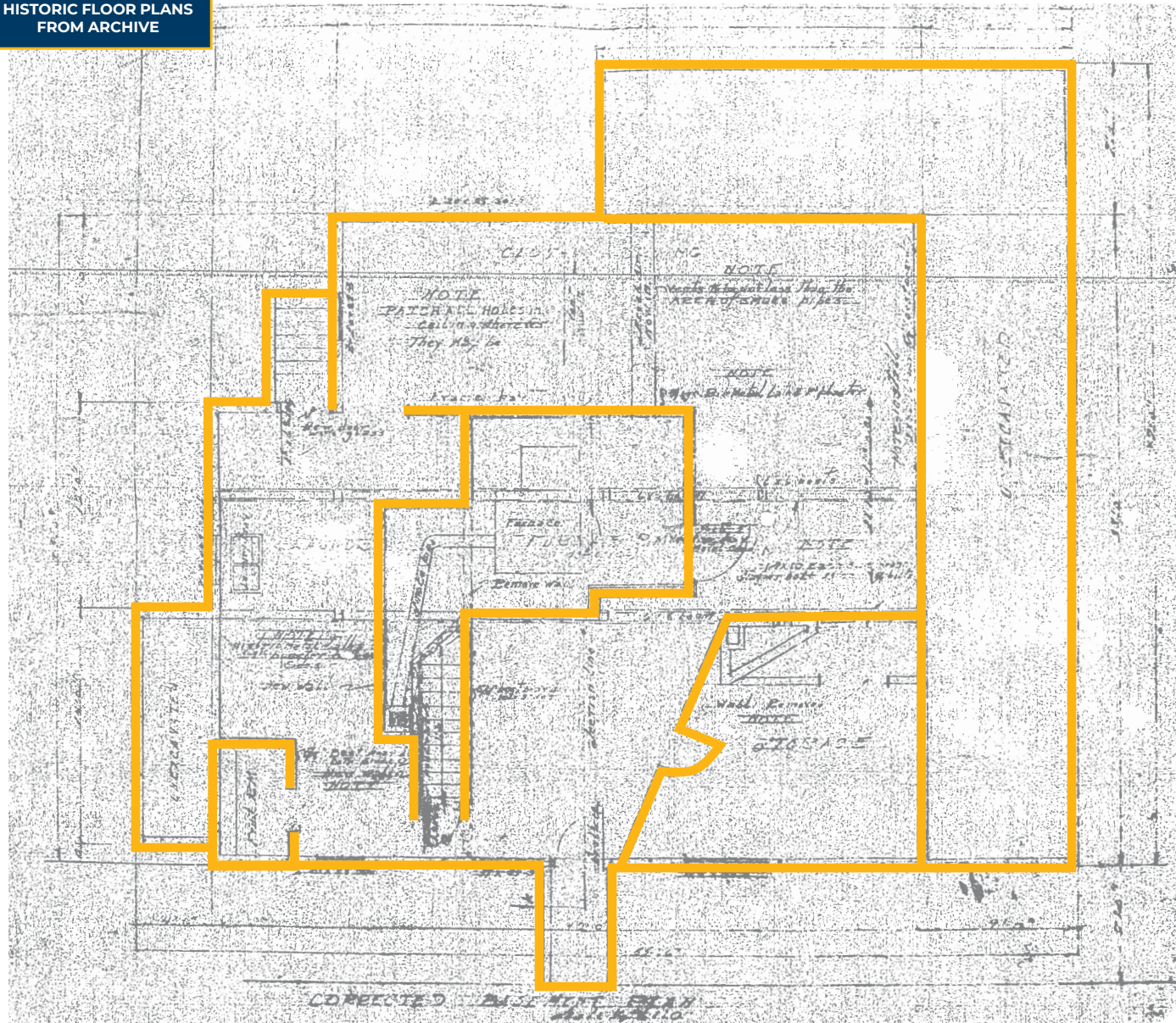




# FLOOR PLAN

## BASEMENT FLOOR PLAN

HISTORIC FLOOR PLANS  
FROM ARCHIVE

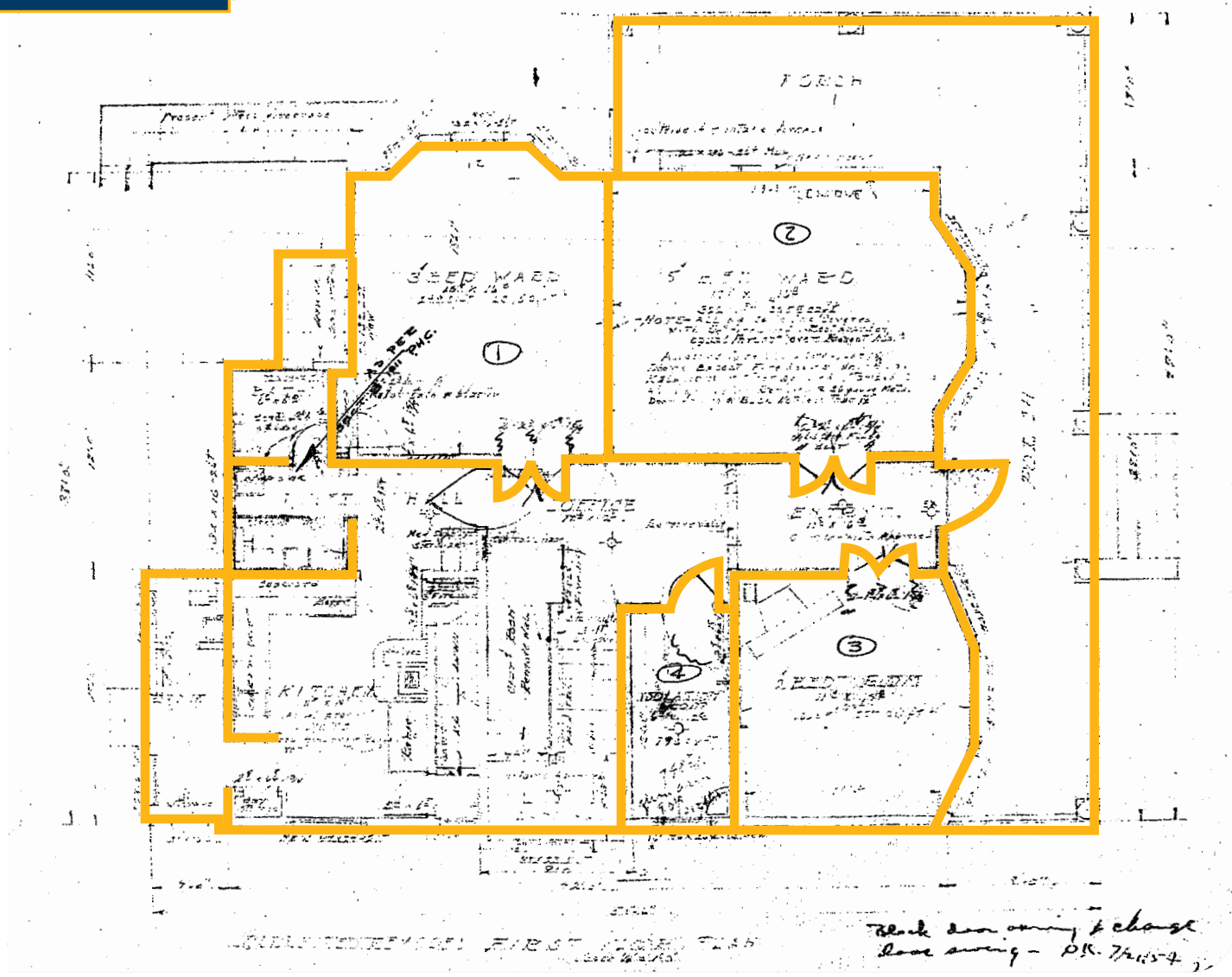




# FLOOR PLAN

## FIRST FLOOR PLAN

HISTORIC FLOOR PLANS  
FROM ARCHIVE

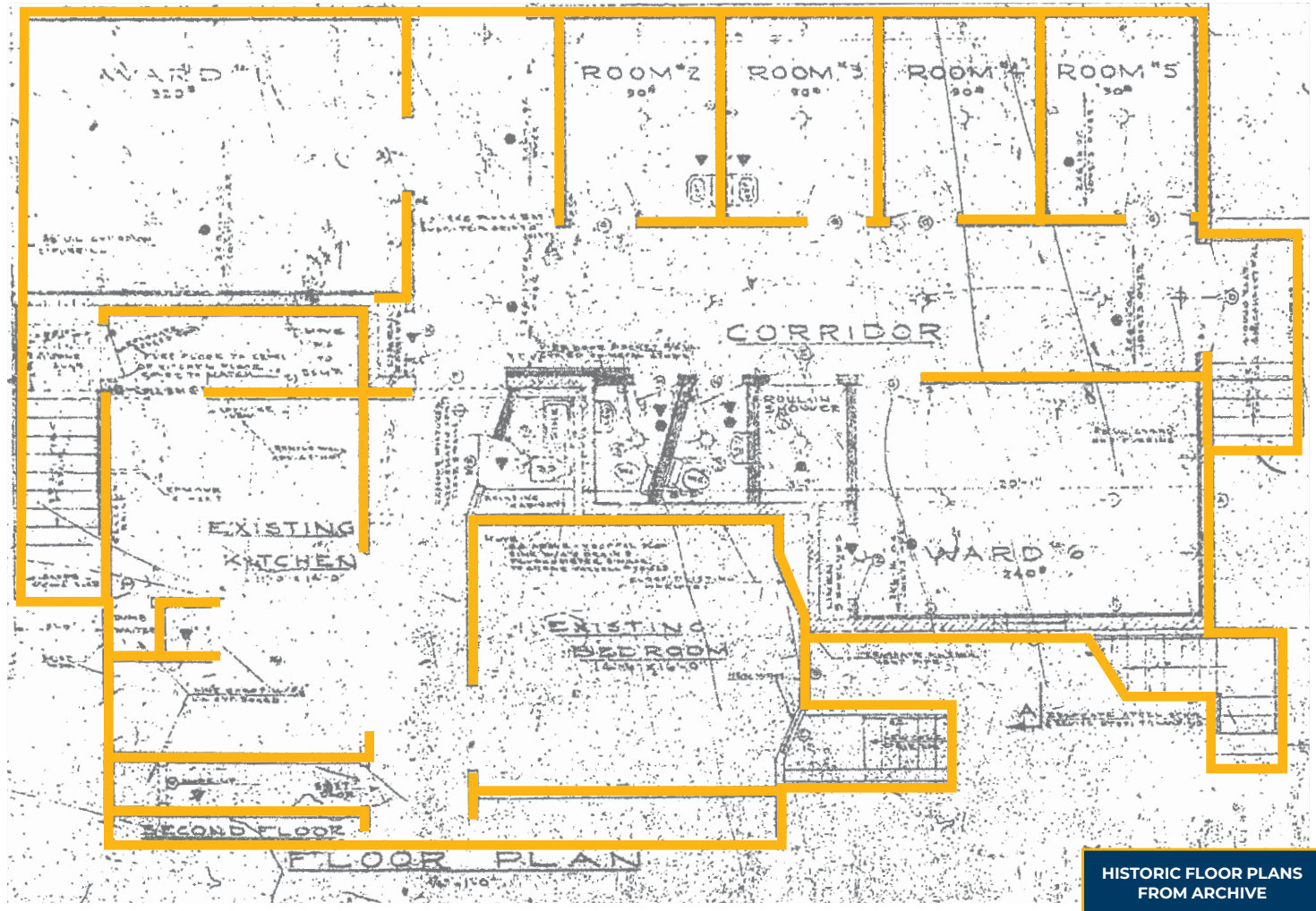






# FLOOR PLAN

## SECOND FLOOR PLAN





# INTERIOR PHOTOS



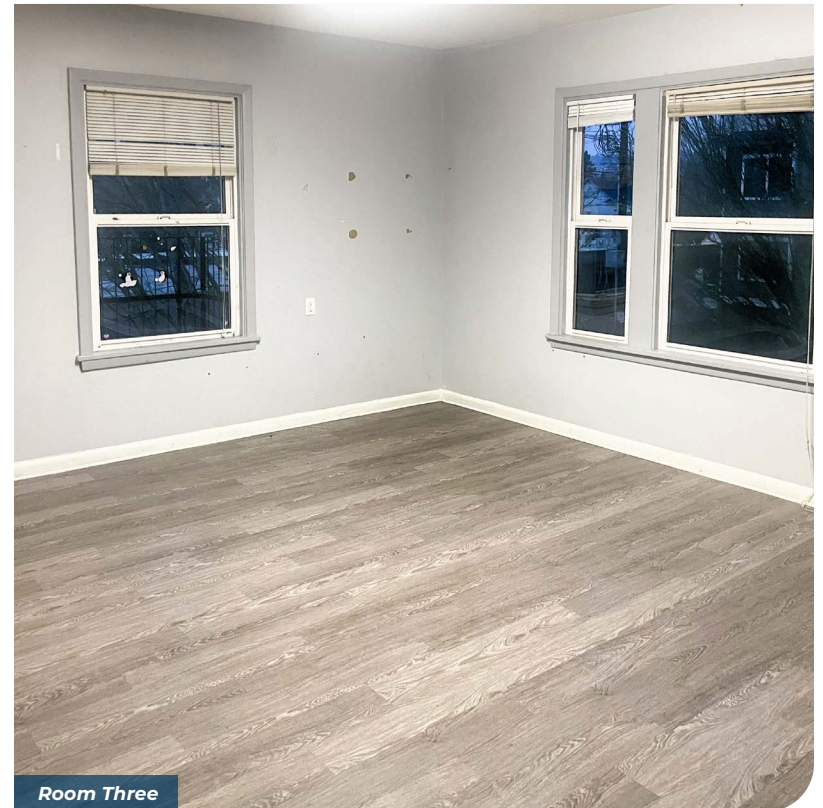
Main Hall



Room Two



Room One

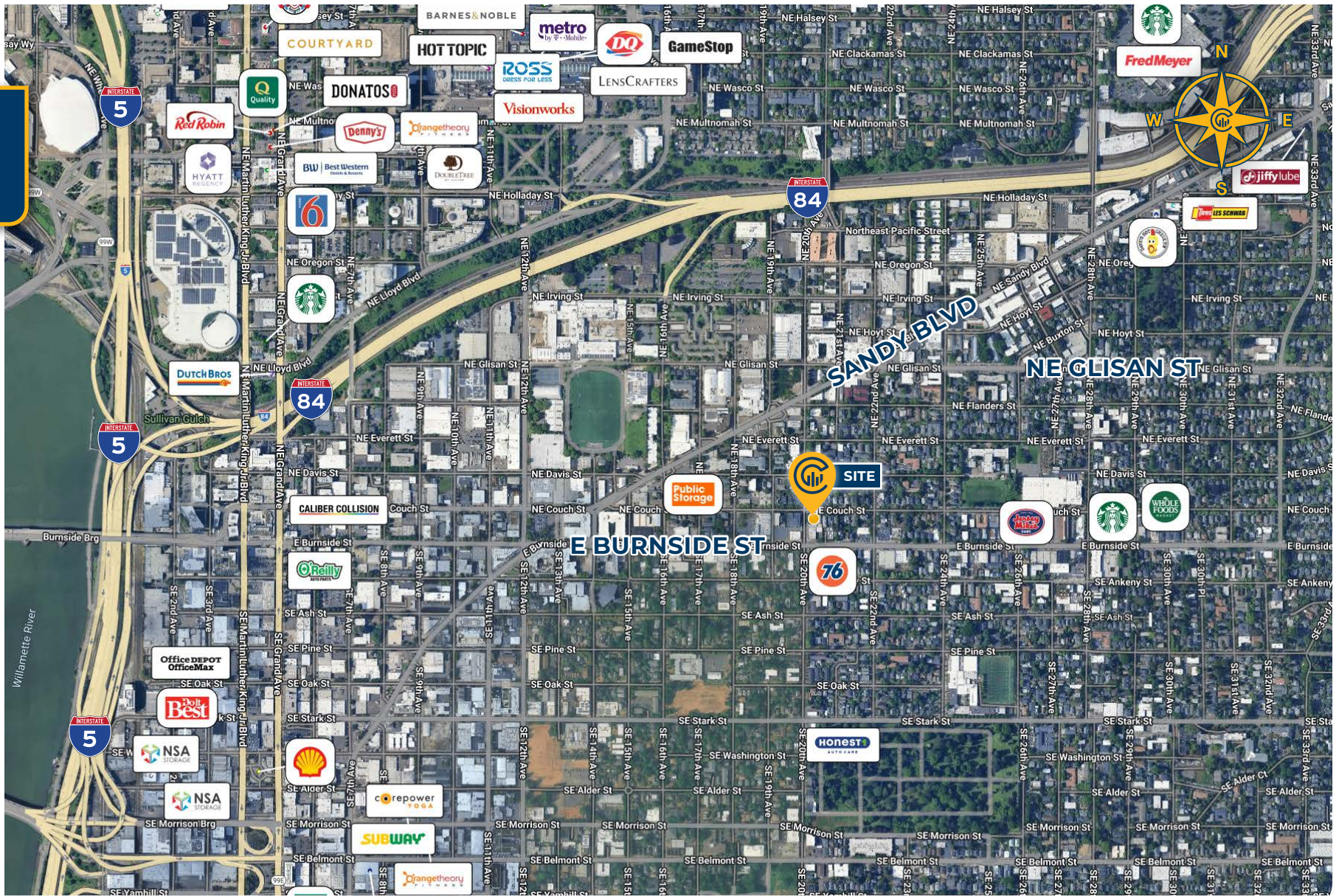


Room Three





# LOCAL AERIAL MAP



\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2025 Google Imagery ©2025. Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

**JASON VANABRAMS**  
Sr. Associate Broker | Licensed in OR  
503-314-1099  
jason@capacitycommercial.com

**MIKE NYE, SIOR**  
Principal | Licensed in OR  
503-542-4345  
mike@capacitycommercial.com

**GREG MASSON**  
Associate Broker | Licensed in OR  
503-961-6139  
greg.masson@capacitycommercial.com