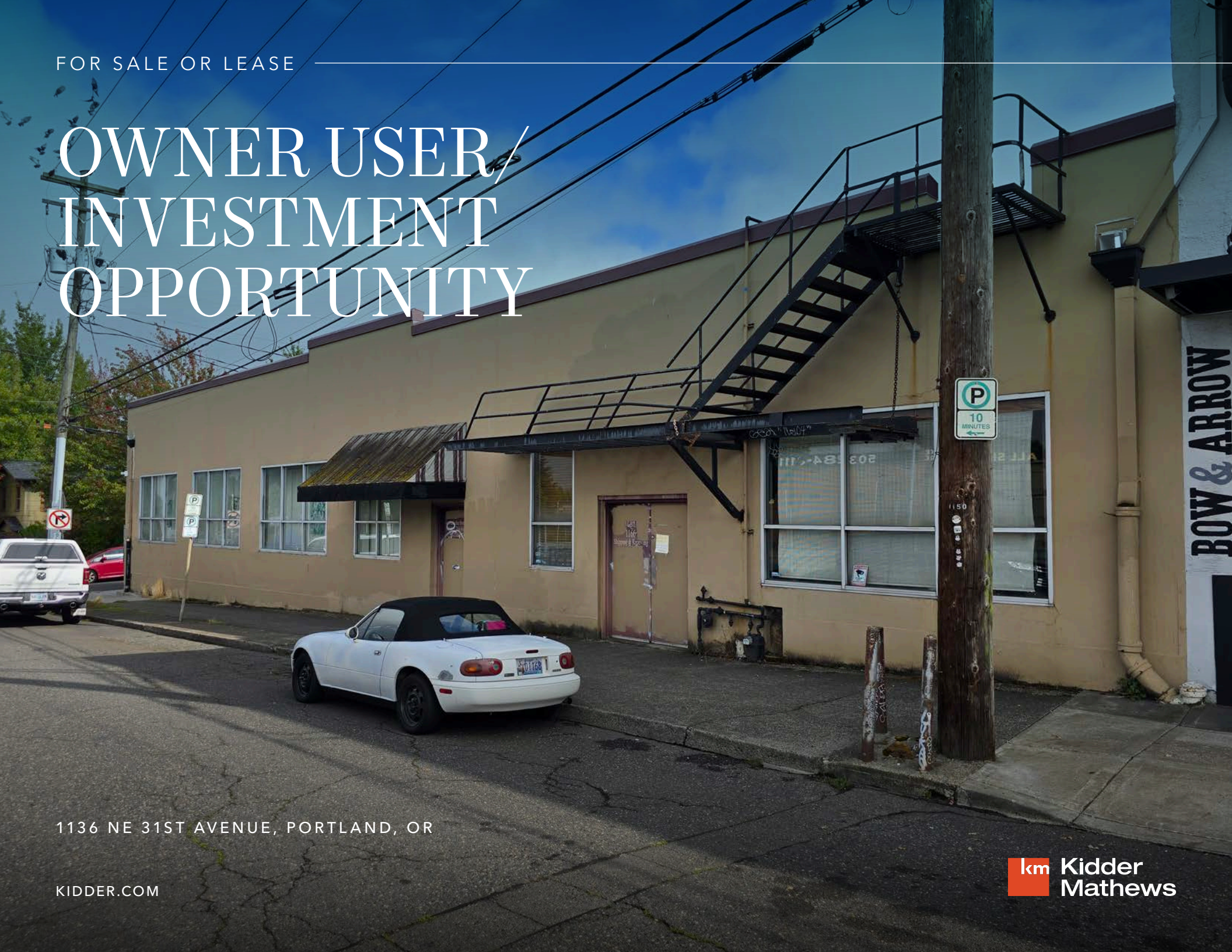


FOR SALE OR LEASE

# OWNER USER/ INVESTMENT OPPORTUNITY

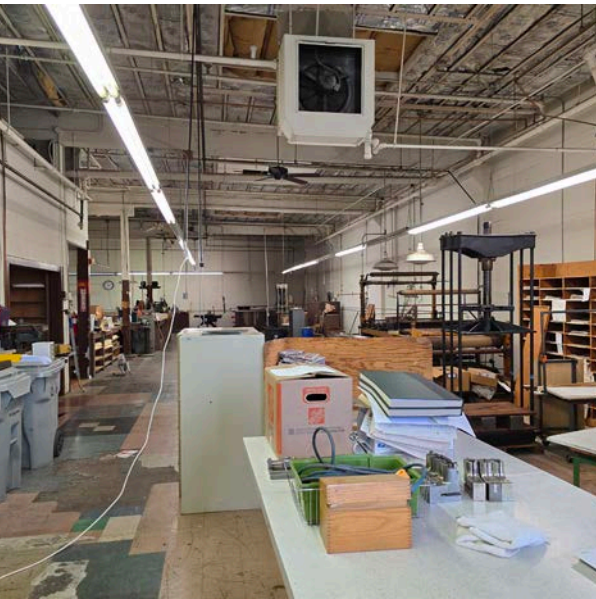


1136 NE 31ST AVENUE, PORTLAND, OR

KIDDER.COM

**km** Kidder  
Mathews





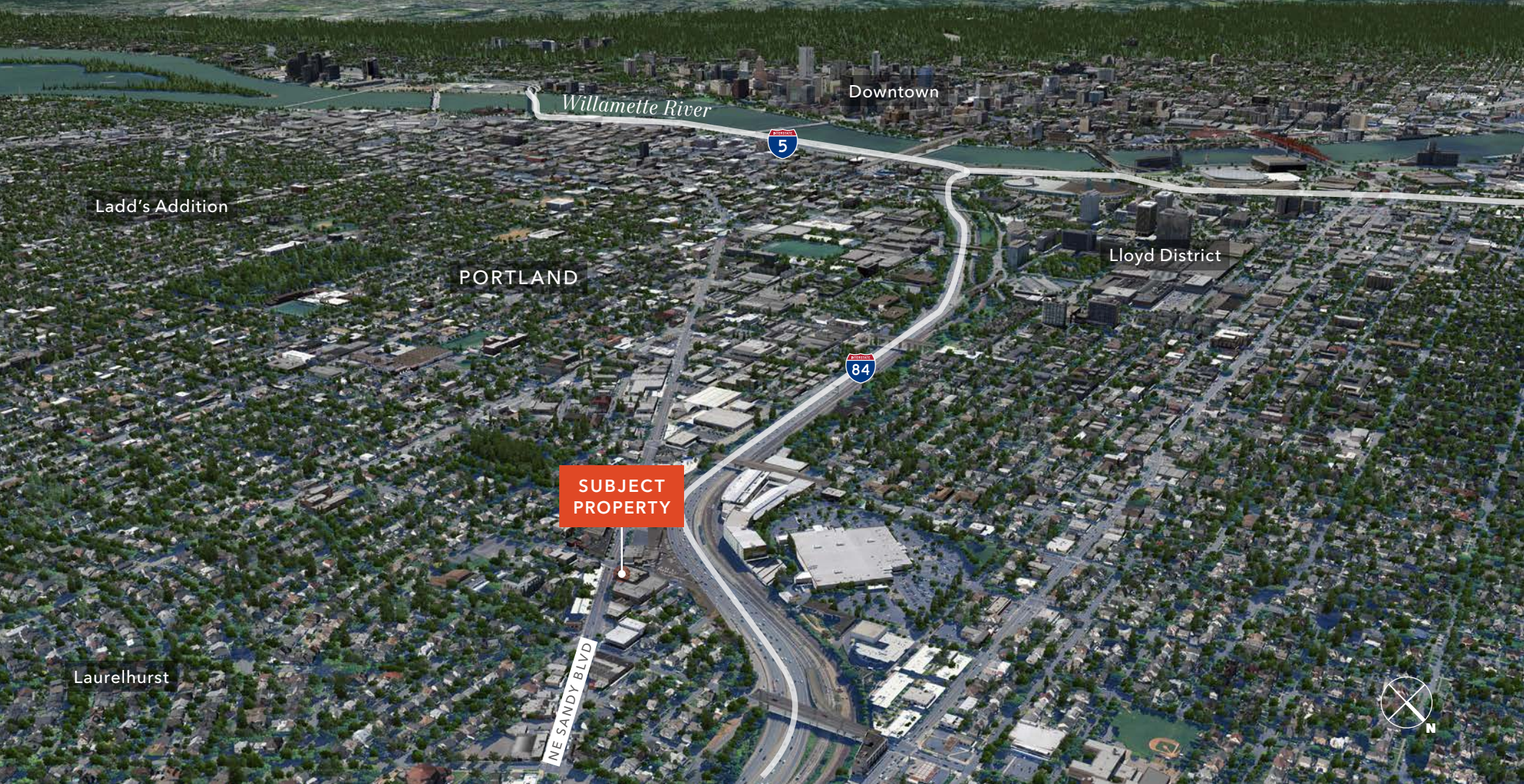
*Located in Portlands Eastside near  
NE Sandy & NE 31st.*

|                      |   |
|----------------------|---|
| SHELL                | 10,000 Building including<br>1,500 SF Office    |
| LOT SIZE             | 10,000 SF                                       |
| LOADING              | Two grade-level doors                           |
| FEATURES             | Building is sprinklered                         |
| ZONING               | Commercial Mixed Use (CM3)                      |
| ADDITIONAL<br>INCOME | 2,500 SF tenant paying<br>\$4,000 per month NNN |
| CONTRACT             | Owner financing available                       |
| PROPERTY TAXES       | \$4,000 (2024)                                  |

*10K SF*  
AVAILABLE

*\$2.1M*  
SALE PRICE





## 1136 NE 31ST AVE

*For more information on  
this property, please contact*

GEORGE SLEVIN

503.221.2263

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