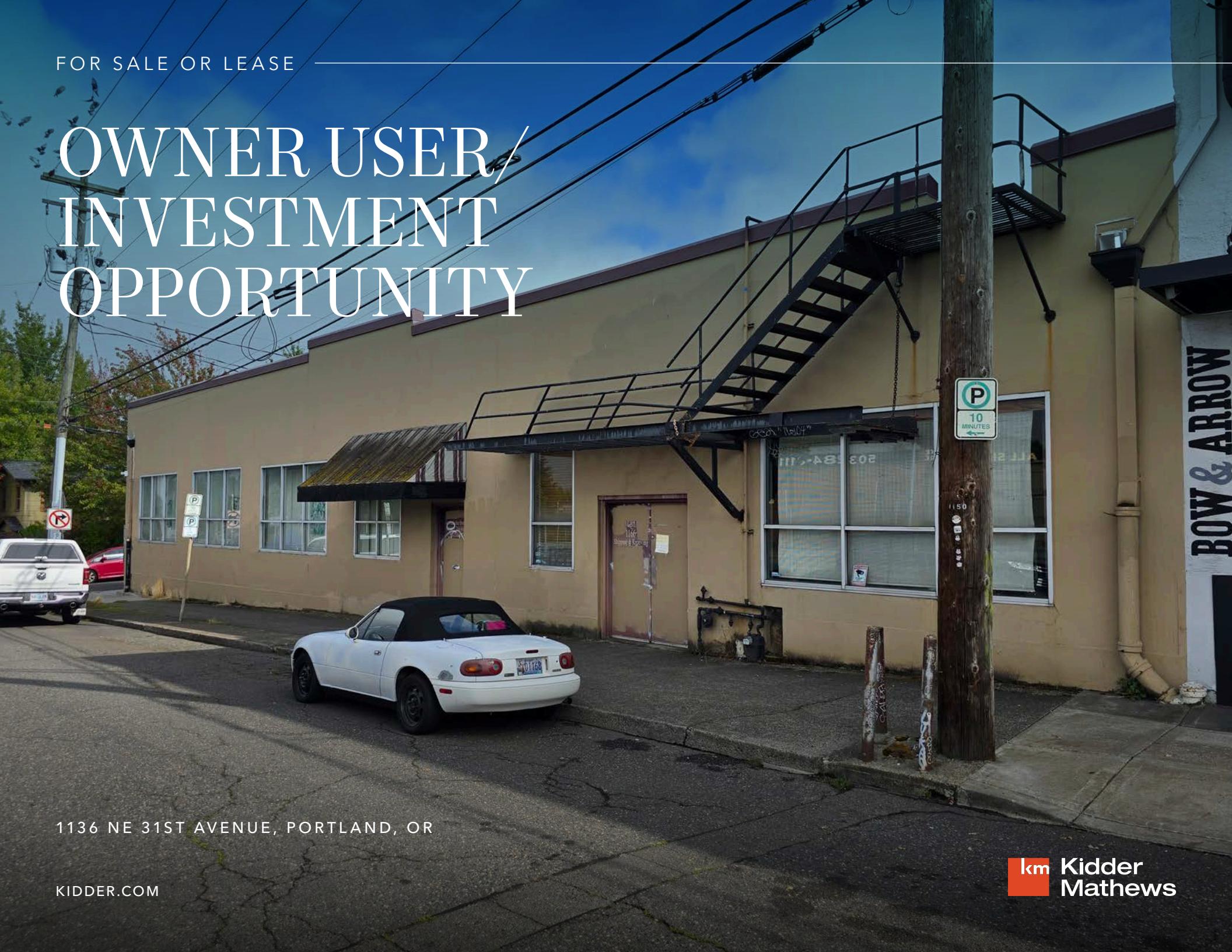


FOR SALE OR LEASE

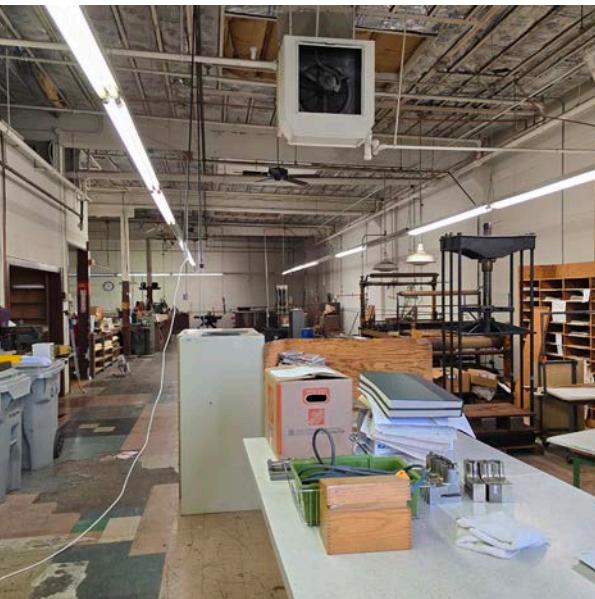
OWNER USER/ INVESTMENT OPPORTUNITY



1136 NE 31ST AVENUE, PORTLAND, OR

KIDDER.COM

km Kidder
Mathews



AVAILABLE FOR SALE OR LEASE

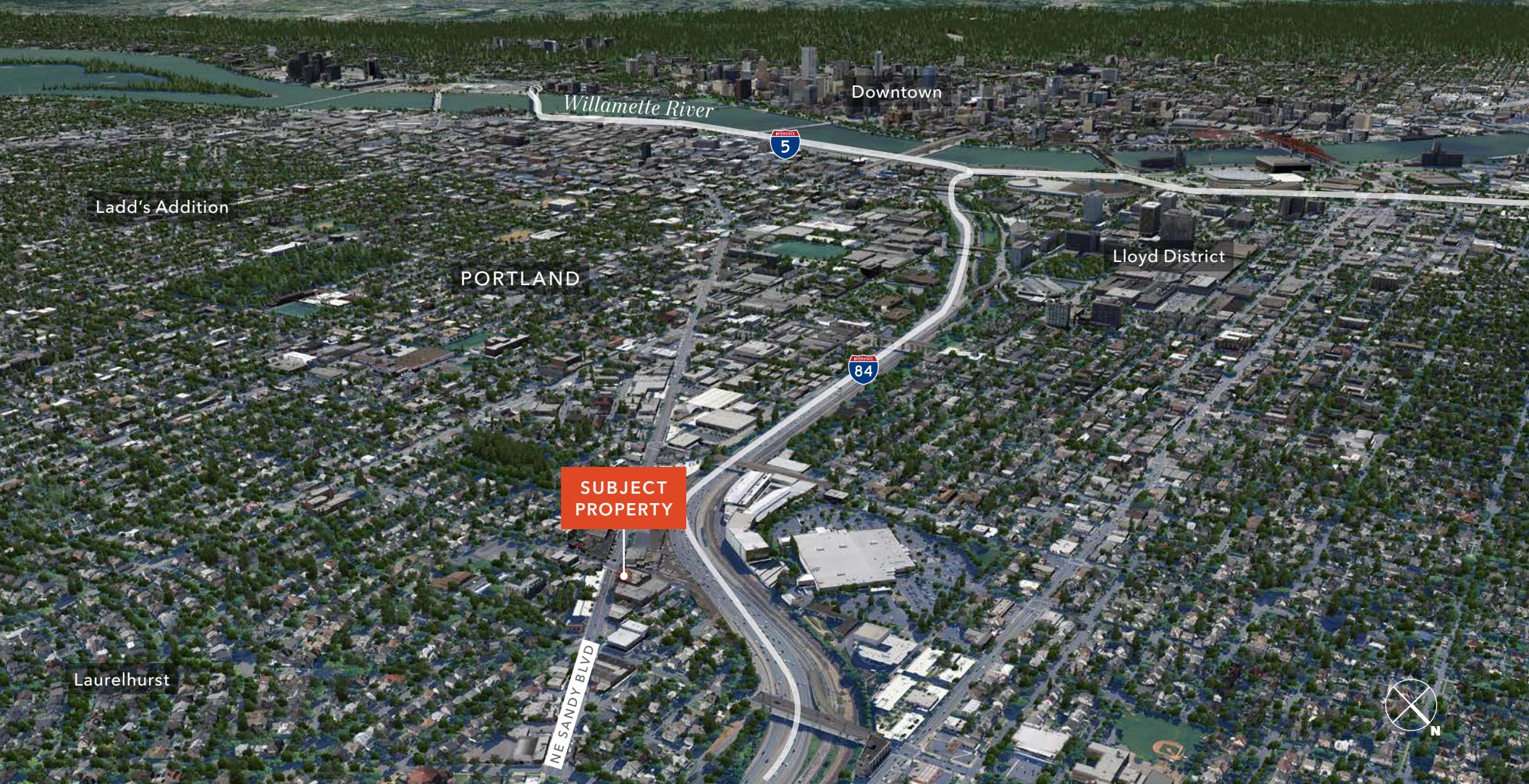
Located in Portland's Eastside near NE Sandy & NE 31st.

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

10K SF
AVAILABLE

\$2.1M
SALE PRICE

KIDDER MATHEWS



1136 NE 31ST AVE

*For more information on
this property, please contact*

GEORGE SLEVIN
503.221.2263
george.slevin@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.