

CLOSE-IN DEVELOPMENT OPPORTUNITY FOR SALE!
DEVELOPMENT SITE IN OPPORTUNITY ZONE
1328 SE MORRISON STREET, PORTLAND, OR



SE MORRISON ST FRONT VIEW – 1322-1328 SE MORRISON STREET



PARKING AREA VIEW – 1322 SE MORRISON STREET



HOUSES VIEW – INCLUDING TENANT SPACES

**Opportunity Zone
Development Site –
1328 SE Morrison
Street in Portland**

- ~0.22 Acre Site; ~10,000 SF
- Current Two House and Parking Area Buildout, Comprised of Rentable Tenant Space
- Zoned CM2d(MU-U)
- Located in the Portland Inner Eastside Opportunity Zone!

Priced at:

\$1,800,000

KEENAN & PARTNERS

CONSULTING BROKERAGE AND ADVISORY

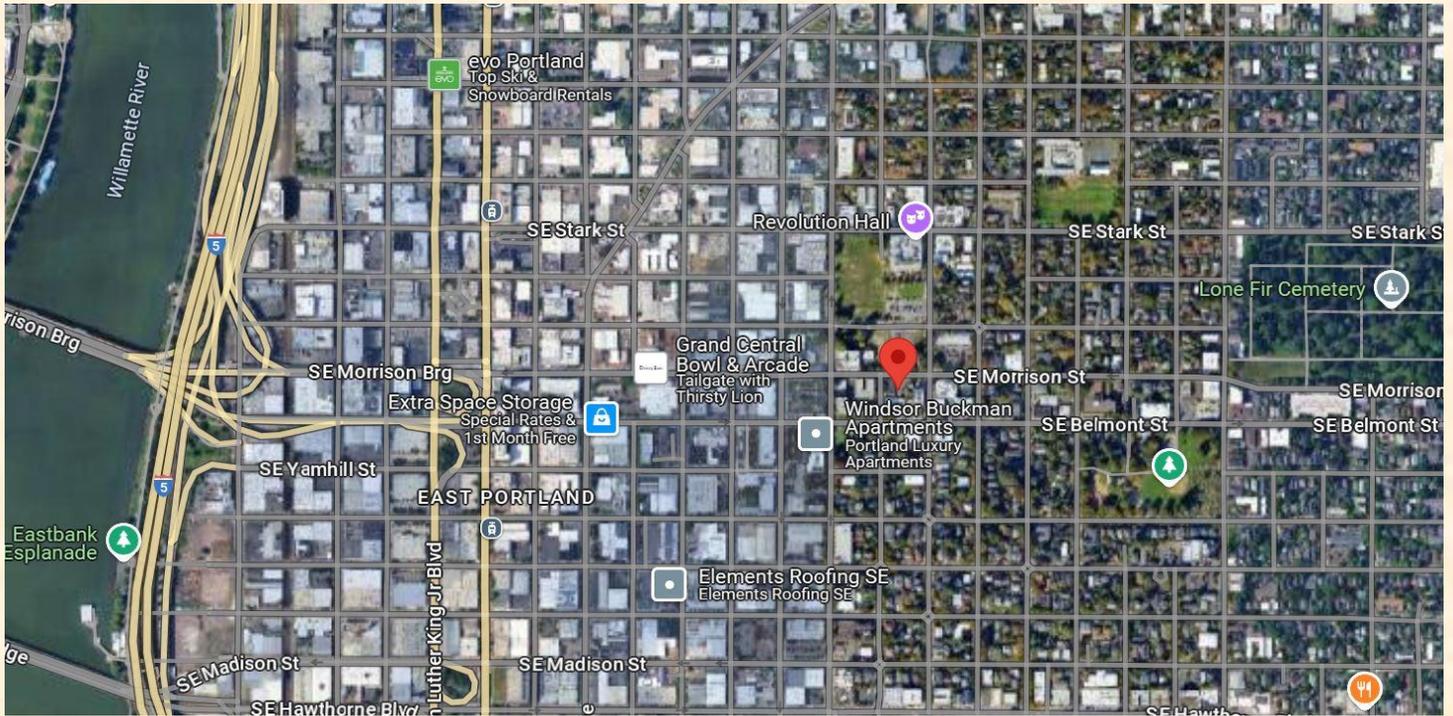
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AERIAL VIEW OF SE PORTLAND INNER EAST SIDE, WITH SITE MARKED IN RED

EXCELLENT PORTLAND INNER EAST SIDE LOCATION!

-10,000 SQUARE FOOT SITE, LOCATED ON SE MORRISON STREET BETWEEN SE 13TH AND SE 14TH AVENUES. BUILDING IS PARTIALLY LEASED – CONTACT BROKER FOR DETAILS.

PROPERTY CURRENTLY PRODUCING INCOME, WITH OUTSTANDING RE-DEVELOPMENT POTENTIAL!



AERIAL VIEW CLOSE UP – PARKING AREA AND 2 HOUSES – 1320 SE MORISON ST

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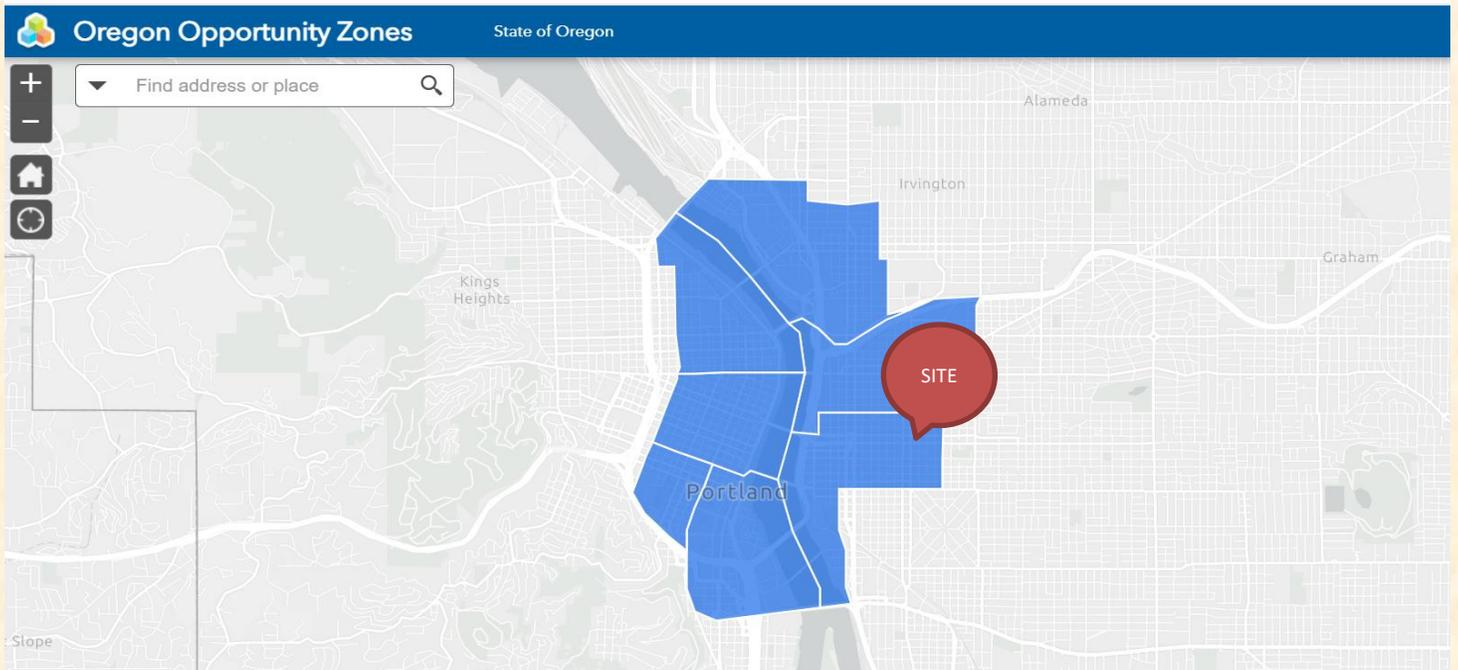
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DEVELOPMENT SITE IN OPPORTUNITY ZONE

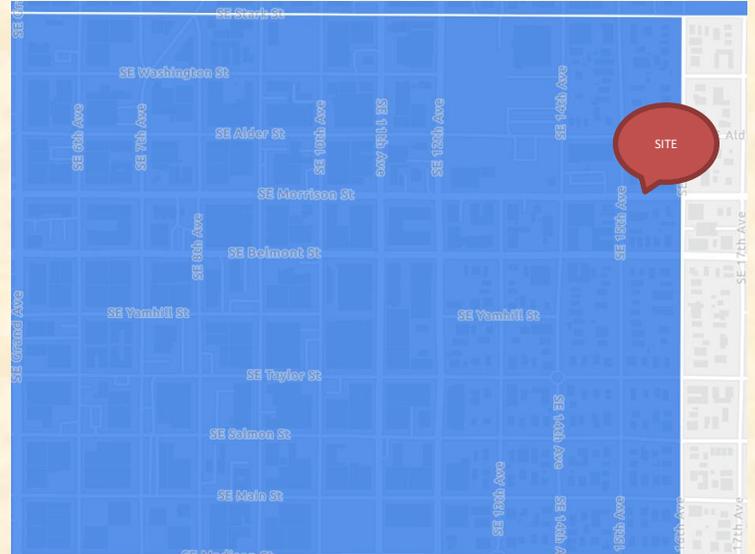
1328 SE MORRISON STREET, PORTLAND, OR



MAP OF PORTLAND OPPORTUNITY ZONES, WITH SITE LOCATION MARKED AS SHOWN

OPPORTUNITY ZONE LOCATION!

PROPERTY LIES IN PORTLAND'S
INNER EAST SIDE OPPORTUNITY
ZONE, OFFERING NUMEROUS
TAX, INVESTMENT, AND
FINANCING ADVANTAGES.



CLOSE-UP MAP OF PORTLAND INNER EAST SIDE OPPORTUNITY ZONE, WITH SITE
LOCATION MARKED AS SHOWN

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CLOSE-IN DEVELOPMENT OPPORTUNITY FOR SALE!

DEVELOPMENT SITE IN OPPORTUNITY ZONE

1328 SE MORRISON STREET, PORTLAND, OR

Portland Zoning

1322 SE Morrison

IG1

Washington
Monroe
Property

RM2

R2.5

R5

Buckman

RM4d

RM2

CM2d(MU-U)

R2.5

1322 SE MORRISON ST

Zoom to

EXd

CM2d(MU-U)

RM2d

CM2d(MU-U)

RM2

R2.5

R5

15TH AVE

10TH AVE

1322-1328 SE MORRISON ST

Comprehensive information for this property is available on PortlandMaps.com: [R150608](#)

The official zoning quarter section map(s) for this property is [3131](#)

This property contains the following Comprehensive Plan Map Designation(s):
Mixed Use - Urban Center

Detailed zone summaries are available below.

Base zones

Commercial Mixed Use 2 (CM2)

The **CM2** zone is a medium-scale, commercial mixed use zone intended for sites in a variety of centers and corridors, in other mixed use areas that are well served by frequent transit, or within larger areas zoned for multi-dwelling development. Buildings in this zone are generally expected to be up to four stories, except in locations where bonuses allow up to five stories.

For specific zoning code details, visit the [zoning code website](#). The regulations for this zone are found in [Chapter 33.130](#).

Generally, the uses and character of this zone are oriented towards:

- RETAIL
- OFFICE
- RESIDENTIAL
- INDUSTRY
- INSTITUTIONAL
- OPEN SPACE

Specific allowable uses include: retail sales and services, office space, household living, vehicle repair, institutional uses and limited manufacturing uses.

Quick facts

Location This zone is generally applied on prominent streets that are well served by transit, such as NW 23rd, SE Foster, N Lombard and NE Sandy.

45' **maximum height**, which is generally 4 stories, increasing to 55' (5 stories) with bonus provisions in some areas.

2.5:1 FAR increasing to 4:1 with bonus provisions.

Parking is generally not required for non-residential uses, or for residential development that contains fewer than 30 dwelling units when development is located near transit. Parking is generally required for larger residential / mixed-use developments and in locations farther from transit.

ZONING MAP, WITH SITE DEPICTED AS SHOWN

CITY OF PORTLAND CM2 ZONING,
WITH d(MU-U) OVERLAY,
ALLOWING BUILDING HEIGHT OF
UP TO 45 FEET (55 FEET WITH
BONUS), AND A WIDE VARIETY OF
USES.

FURTHER ZONING DETAIL AS
SHOWN.

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GENERAL ZONING INFORMATION