

## NORTHWEST DISTRICT HIGH EXPOSURE FLEX BUILDING WITH FULL HVAC FOR SALE

## 1015 NW 17TH AVENUE @ NW LOVEJOY PORTLAND, OR 97209

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DEVELOPMENT PLAN

NW Quimby St **NW Overton St** NW Northrup St **NW Marshall St** Gľ SITE NW Lovejoy-S NW 17th Ave TED

PROPERTY DETAILS	
Total SF	10,000 SF
Lot Area	0.32 AC (13,939 SF)
Improvements	Mostly Shell Condition with Two ADA Restrooms with Shower
Zoning	Commercial / Mixed Use 3 Zone with Design Overlay ( <u>See City of</u> <u>Portland Zoning Chapter 33.130</u> )
Combined Opportunity Map Score	5
Sale Price	\$2,200,000.00
Property Highlights	<ul> <li>Streetcar Line Location</li> <li>Grade-Level Door</li> <li>Fully Fenced Parking &amp; Building Frontage</li> <li>Commercial Kitchen Sinks and Floor Drains</li> <li>Sprinklered</li> <li>12-14 Foot Clearance</li> <li>Full HVAC</li> </ul>

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