



FOR SALE



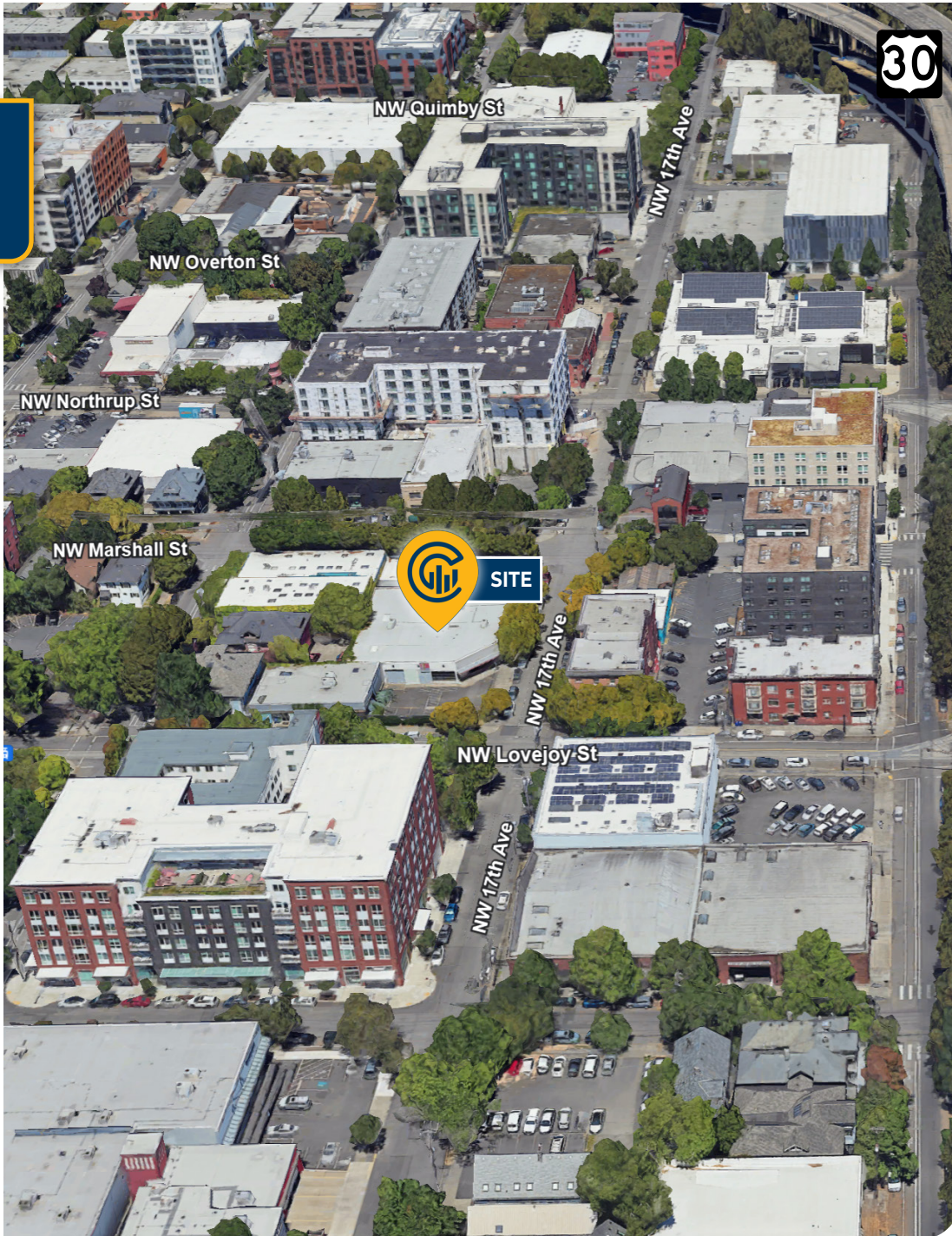
NORTHWEST DISTRICT HIGH EXPOSURE FLEX BUILDING WITH FULL HVAC FOR SALE

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

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DEVELOPMENT PLAN



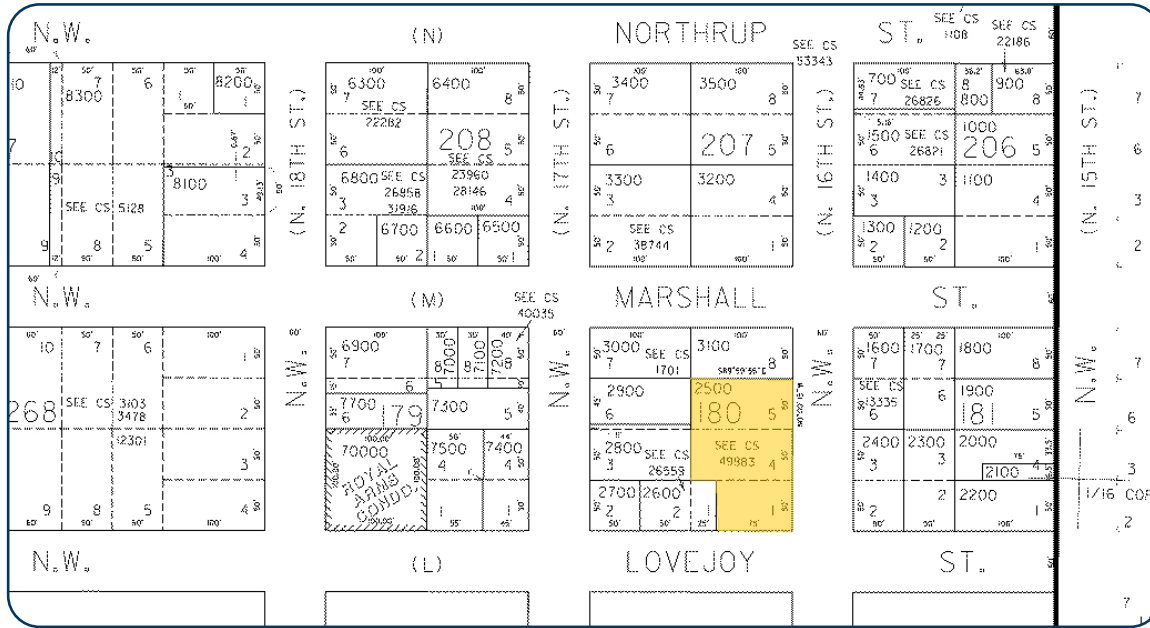
PROPERTY DETAILS	
Total SF	10,000 SF
Lot Area	0.32 AC (13,939 SF)
Improvements	Mostly Shell Condition with Two ADA Restrooms with Shower
Zoning	Commercial / Mixed Use 3 Zone with Design Overlay (See City of Portland Zoning Chapter 33.130)
Combined Opportunity Map Score	5
Sale Price	\$2,200,000.00
Property Highlights	<ul style="list-style-type: none">• Streetcar Line Location• Grade-Level Door• Fully Fenced Parking & Building Frontage• Commercial Kitchen Sinks and Floor Drains• Sprinklered• 12-14 Foot Clearance• Full HVAC

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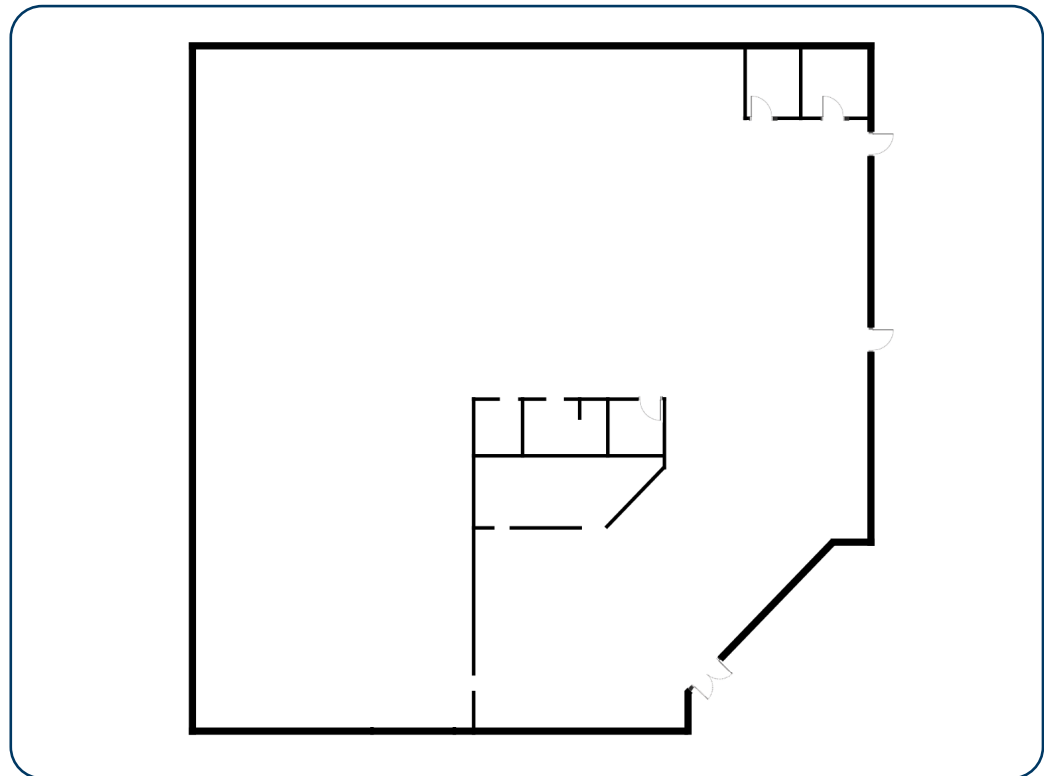


SITE/FLOOR PLAN



PLAT MAP

FLOOR PLAN





AERIAL MAP

