

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	 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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