

SE POWELL MULTI-FAMILY DEVELOPMENT OPPORTUNITY

3659 SE Powell Boulevard, Portland, OR 97202



For More Information, Contact:

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**FOR SALE
OR LEASE**

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**MACADAM
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COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

Rare large lot opportunity in SE Portland's desirable Creston-Kenilworth neighborhood. This neighborhood offers residents an urban-suburban mixed feel with most residents renting their homes. The property is within walking distance of many restaurants & retail amenities as well as transit.

PROPERTY HIGHLIGHTS

- Full acre of paved commercial land
- Highly visible corridor
- Minimal existing improvements
- CM2 Zoned
- Readily available
- Near popular SE Powell food carts and John's Market

OFFERING SUMMARY

Sale Price:	\$4,225,000 (\$100/SF)
Lease Rate:	\$15,000/mo NNN
Lot Size:	0.97 Acres

QUICK FACTS CM2 ZONING OVERVIEW

Allowable Uses	Retail sales and services, office space, household living, vehicle repair, institutional uses, and limited manufacturing uses.
Maximum Height	45' which is generally 4 stories, increasing to 55' (5 stories) with bonus provisions in some areas.
FAR	2.5:1 increasing to 4:1 with bonus provisions.



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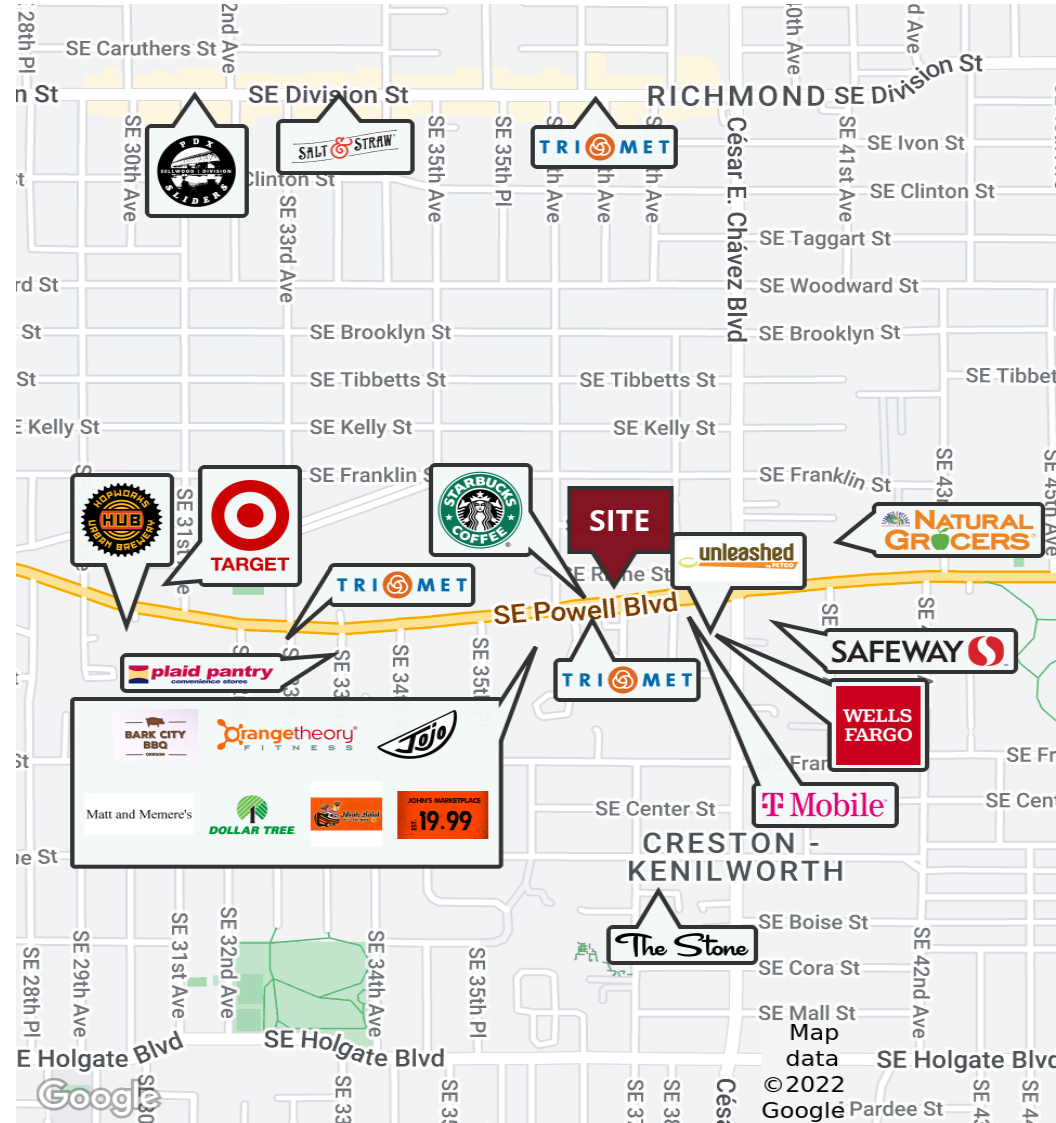


LOCATION OVERVIEW

Located within close proximity to Portland's inner eastside. Thriving retail corridors such as SE Division & SE Hawthorne are within walking distance. Property has convenient access to major arterials including I-5, Ross Island Bridge, and SE Grand/MLK.

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
2021 Est. Median Age	36.6	37	37.5
2021 Est. Average HH Income	14,338	46,988	98,964
2021 Est. Average HH Income	\$100,342	\$106,448	\$100,028



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