

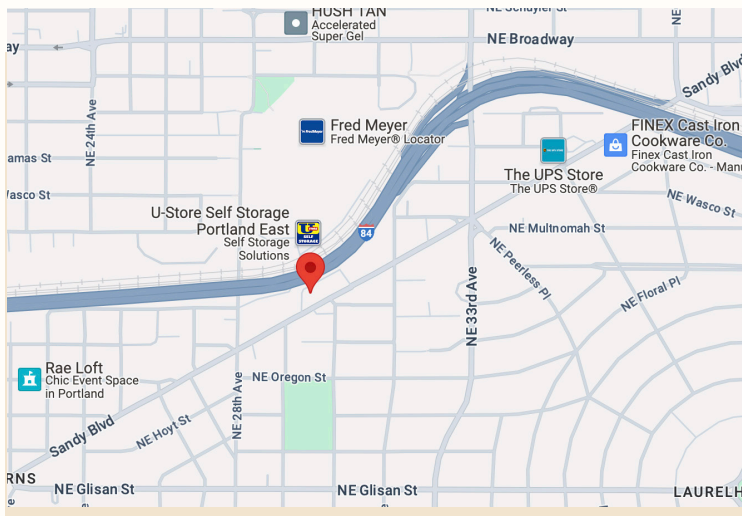
Upstairs
Approved for Retail

Close-In Iconic Retail For Sale

Potential Development Opportunity
CM3 Zoning | Creative Mixed Use

PRICE: \$2,850,000

**Multi-tenant retail warehouse building
containing 19,500 SF of Retail and
Basement space on a 20,000 SF site.**



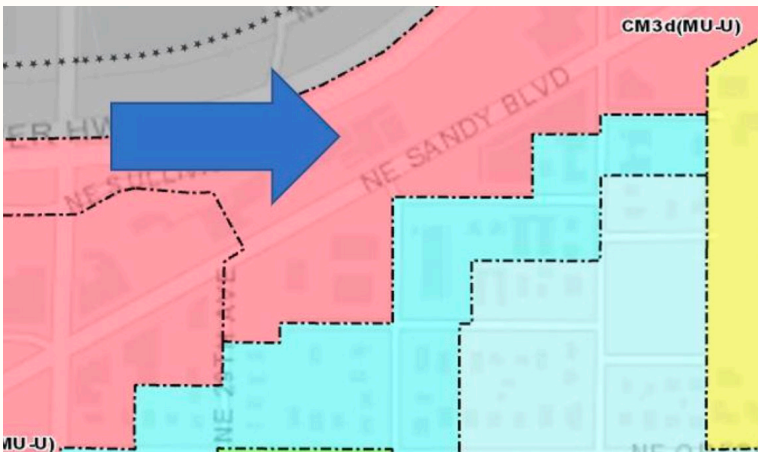
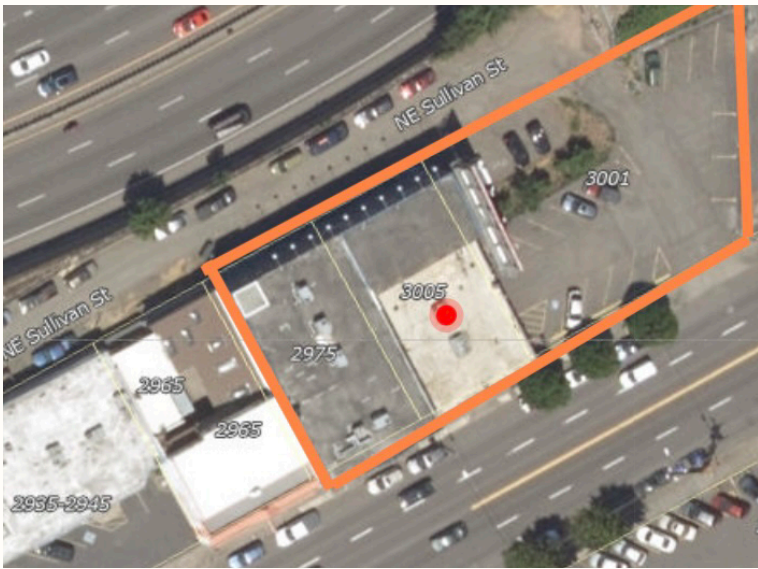
**2975 - 3001 - 3005 NE Sandy Blvd.
Portland, OR 97232**

Zoned CM₃ this site has excellent future development potential as well as providing an owner/user opportunity, or NNN leasing opportunity. Renovations were completed in 2019. The property features 8,500 SF of first-floor retail space, 5,500 SF of upper floor (3000 sqft. zoned retail and a large, unconditioned storage area with industrial window and a maple floor) and 5,500 SF of basement warehouse/limited office space.

- 20 onsite parking spaces.
- Updated HVAC and New Gas Heater
- Freight Elevator | (Recently serviced)
- **Opportunity for Onwer/User**
 - **SBA Financing Available**

****Current Tenant Mountain Shop has purchased replacment property and will be vacating main floor of both buildings approximately 9/2025. Basement available 10/24 | Upstairs Currently Available for Lease**

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NE Sandy Business District:

NE Sandy has gone through transformation which has seen the redevelopment of a number of projects. Redevelopment includes the overhaul of existing properties to transform retail uses with street frontage, in addition to complete ground-up development of mixed-use projects along the arterial, as discussed later in this section. The buildings are located within a commercial corridor with primarily commercial uses along NE Sandy in this area. There are flex and industrial users with minor frontage pocketed to the west. Excellent potential for Mixed-Use Residential/Commercial development.

Public transportation is served by TriMet, providing access throughout the Portland metropolitan area in the form of buses, light rail, and streetcars. The closest bus stop is less than a 2-minute walk away from the buildings. Permitted Uses Specific allowable uses include: retail sales and services, office space, household living, vehicle repair, institutional uses, and limited manufacturing and other low-impact industrial uses.

For Development Potential:

Maximum Height 65', which is generally 6 stories; increasing to 75' (7 stories) with bonus provisions
 Max Floor Area Ratio 3:1; increasing to 5:1 with bonus provisions.

Walk Score **88** Very Walkable
 Most errands can be accomplished on foot.

Bike Score **97** Biker's Paradise
 Daily errands can be accomplished on a bike.

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Questions? Give us a call!

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 Tour Today!**