

FOR SALE

CENTRAL EASTSIDE

URBAN

PHOTO

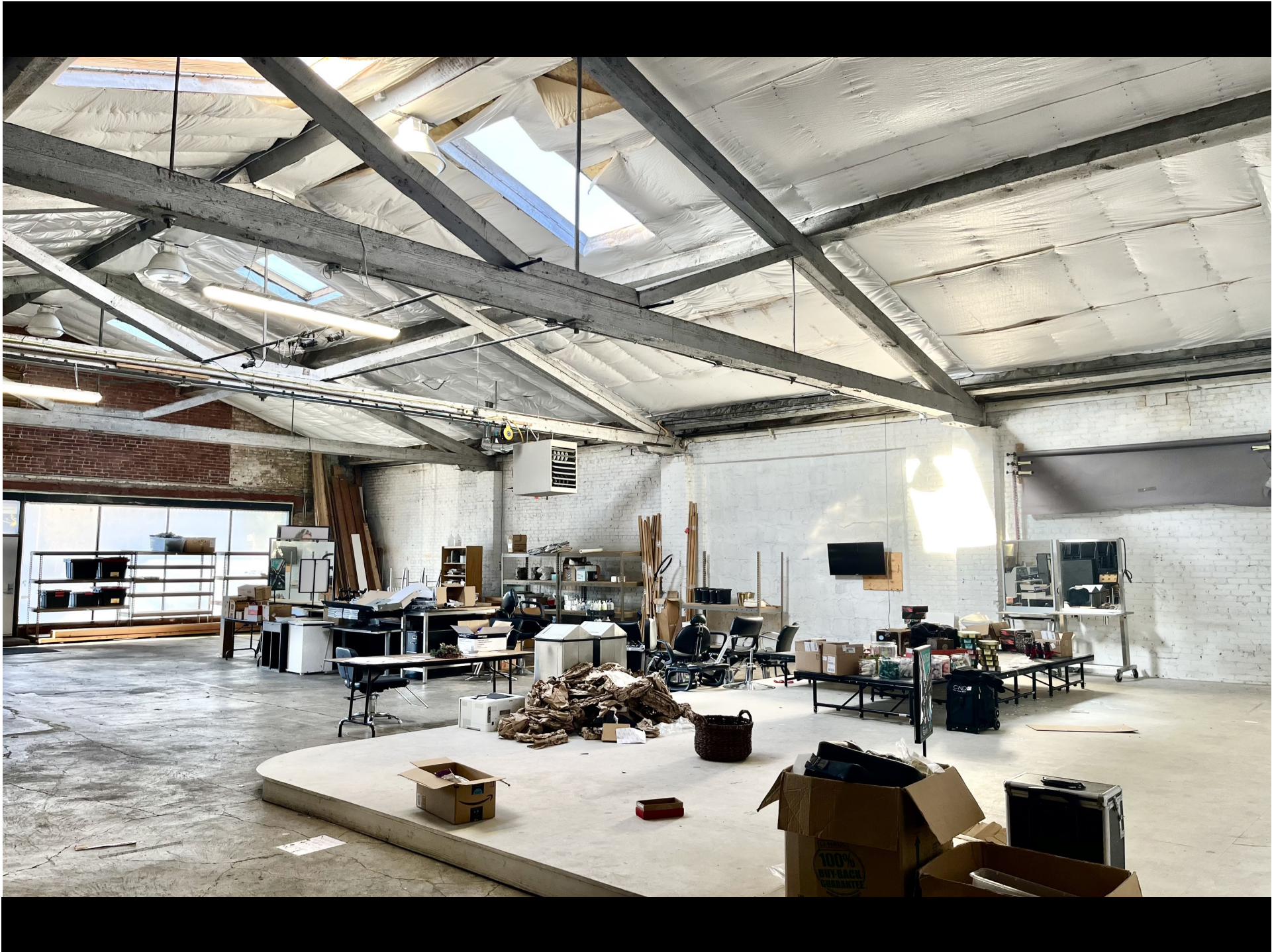
STUDIO



COMMERCIAL
BLACK.







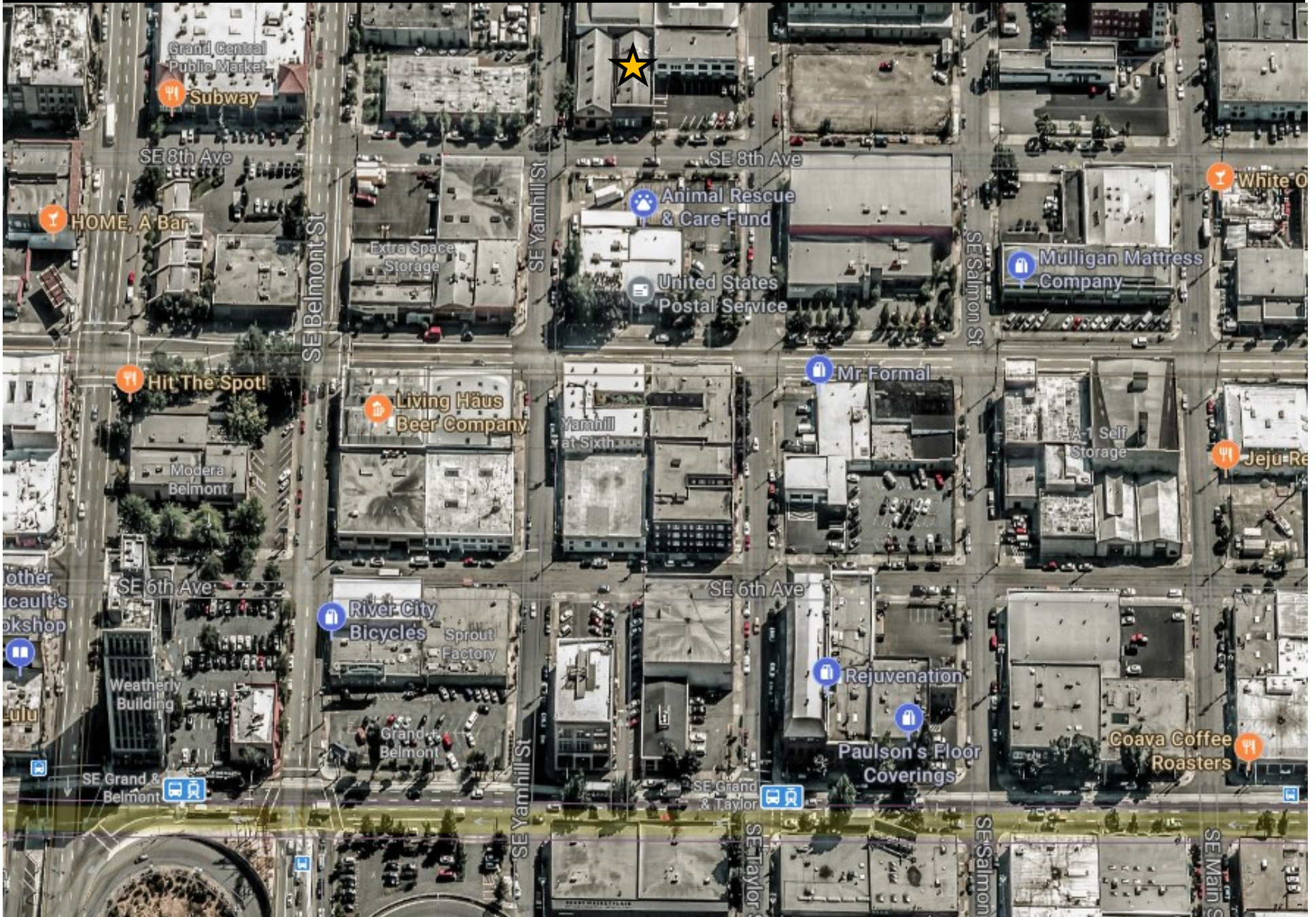




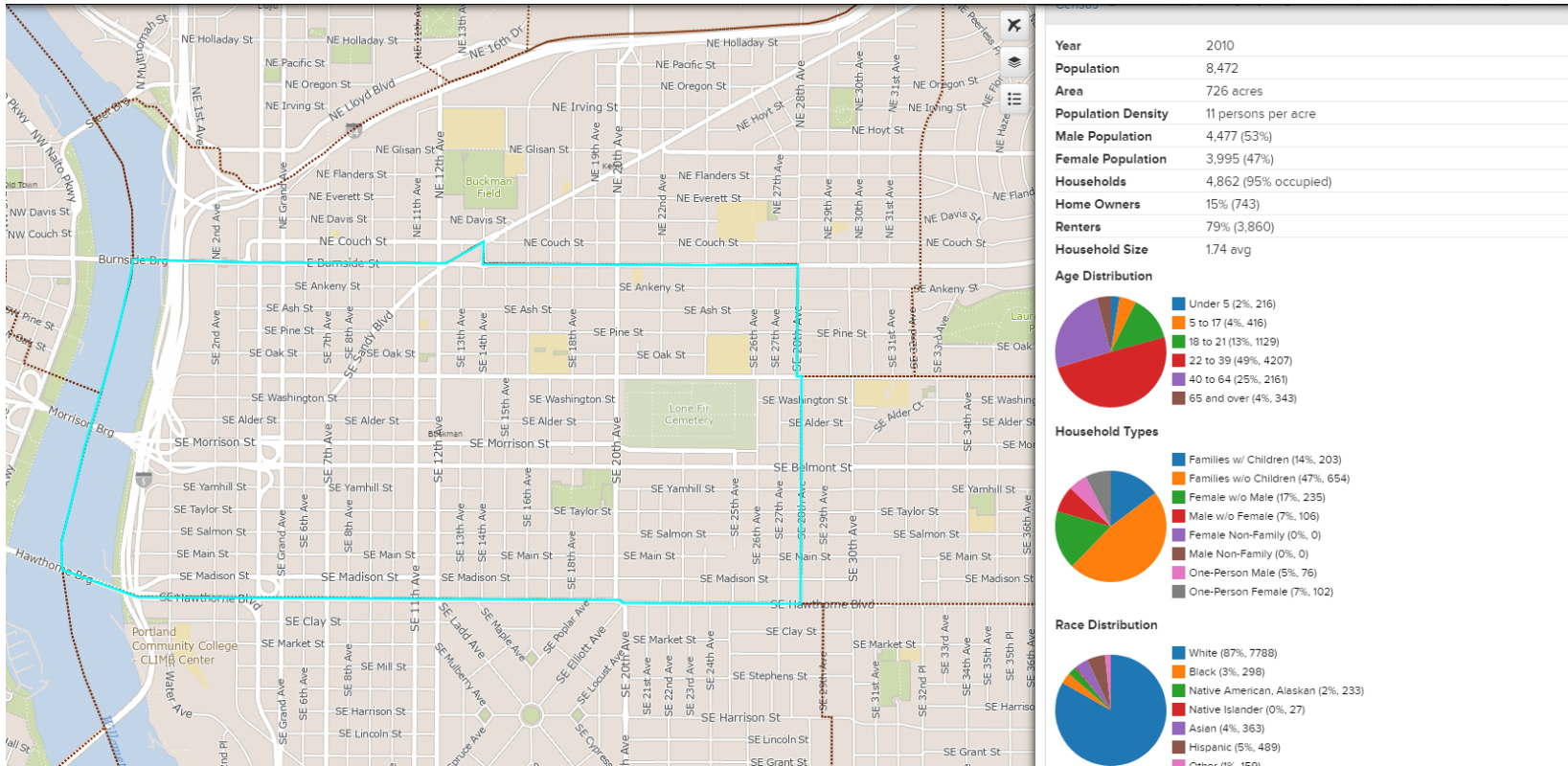
Central East Side Industrial District



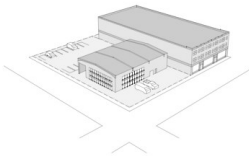
Central East Side Industrial District



Central East Side Industrial District—Demographics / City of Portland



General Industrial 1 (IG1)



The **IG1** zone will generally have smaller lots and a grid block pattern. The area is mostly developed with sites having high building coverages and buildings which are usually close to the street.

For specific zoning code details, visit the [zoning code website](#). The regulations for this zone are found in [Chapter 33.140](#).

Generally, the uses and character of this zone are oriented towards:



Specific allowable uses include: manufacturing, warehouse and freight movement, wholesale sales, industrial services, railroad yards, and parks and open spaces.

Quick facts

Location

This zone tends to be located in in the City's older industrial areas like the Central Eastside Industrial District and Portland Harbor.

Unlimited

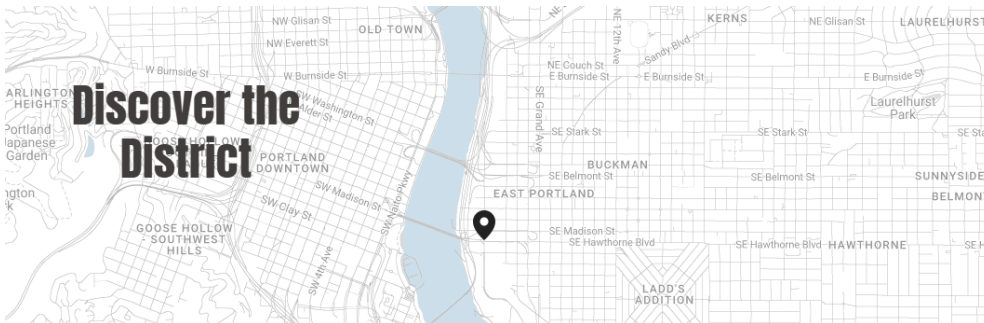
there is no maximum building height

Unlimited

there is no FAR applied to the building

This zone is one of three zones that implement the Industrial Sanctuary map designation of the Comprehensive Plan.

- **Unique Owner User - Develop / Redevelop Opportunity**
- **+/- 8,400 SF Building**
- **+/- 5,000 SF Ground Level - 3,400 SF Lower Level**
- **Central Eastside Photo Studio with Picture Wall**
- **Exposed Brick & Old Growth Post and Beam**
- **Temperature Controlled Office +/- 1,800 SF + Studio**
- **Low Cost of Occupancy** →



504 Loan ✕
Current Rates
 November 2024

25 YEAR TERM
6.28%
 20 YEAR TERM
6.35%

- **\$1,100,000 Purchase Price**
- **10% Down Payment**
- **6.28% Interest Rate**
- **\$990,000 Loan Amount**
- **\$6,549.00 Monthly P&I**
- **\$9.36 Per SF Annual P&I**
- **Well Below Submarket Average Lease Rates**
- **Subject to Lending Qualifications**

OREGON REAL ESTATE AGENCY
Initial Agency Disclosure Pamphlet

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