

FOR SALE



# OWNER/USER SERVICE INDUSTRIAL OR LAND DEVELOPMENT OPPORTUNITY

7132 N FESSENDEN ST | PORTLAND, OR 97203

DO NOT DISTURB TENANT

For more information or a property tour, please contact:

**GREG NESTING**

503.225.8440

GregN@norris-stevens.com

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

10/30/2024

**Norris & Stevens**

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900 SW 5TH AVE, 17TH FLOOR | PORTLAND, OR 97204  
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## COMMERCIAL BUILDING FOR SALE

### DETAILS

- Sale price: \$625,000
- Building area: ± 2,144 SF
- Land size: ± 0.22 acres (9,583 SF)
- Year built: 1949
- Zoned: CM1 (Commercial Mixed Use 1)
- Signage on N Fessenden Street with 3,200 vehicles per day
- Off street parking & grade loading

### ZONING

The CM1 zone is a small-scale, commercial mixed use zone intended for sites in smaller mixed use nodes within lower density residential areas, on neighborhood corridors, and at the edges of neighborhood centers, town centers and regional centers. Buildings in this zone are generally expected to be up to three stories.

For specific zoning code details, visit the [zoning code website](#). The regulations for this zone are found in [Chapter 33.130](#).

Specific allowable uses include: retail sales and services, office space, household living, institutional uses and very limited manufacturing uses.

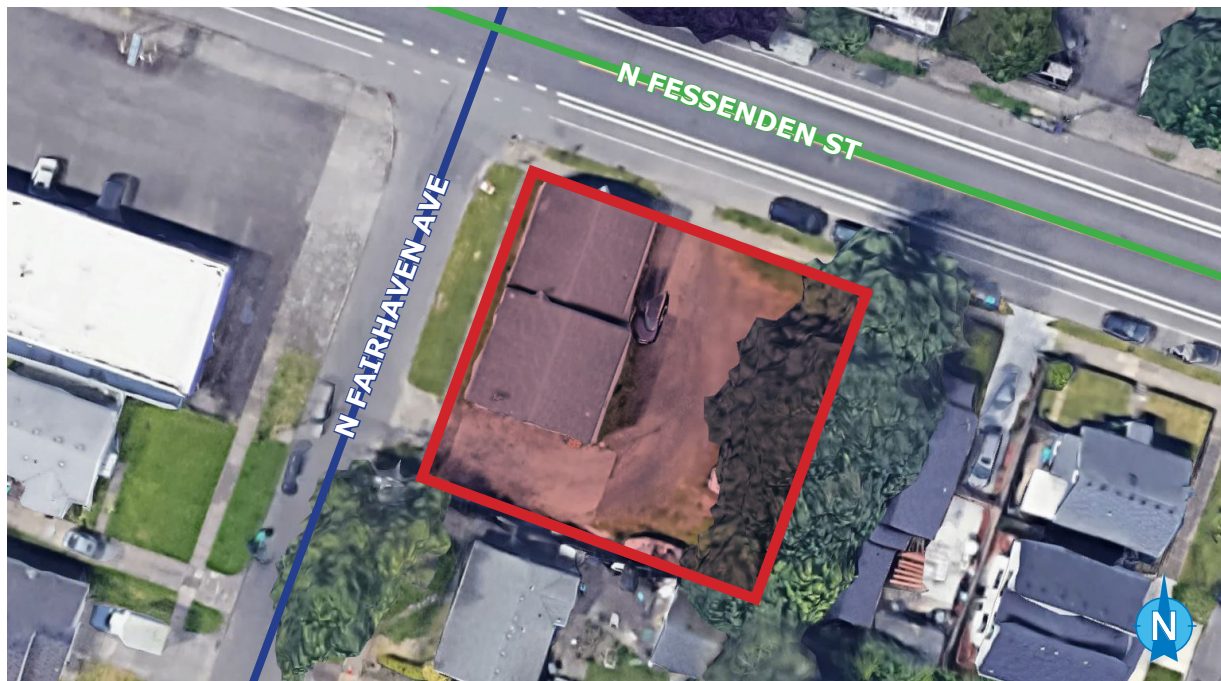
#### Location

This zone is generally applied on neighborhood streets such as SE 72nd, N Fessenden, NE Fremont and at small scale neighborhood intersections.

**35' maximum height**, which is generally 3 stories.

**1.5:1 FAR** increasing to 2.5:1 with bonus provisions.

**Parking** is generally not required for non-residential uses when development is located near transit or contains fewer than 30 residential units.



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