

SELLER FINANCING POSSIBLE

FOR SALE

NICKY DISTRIBUTION BUILDING

223 SE 3RD AVE, PORTLAND, OR 97214

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY DESCRIPTION

A premier investment opportunity in Portland, this 23,588 SF former headquarters/distribution building offers flexible IG1 zoning and a prime close-in location. Ideal for an owner/user seeking a signature corporate headquarters or an investor targeting long-term value in a strong urban market.

PROPERTY HIGHLIGHTS

- Built in 1936, with historic significance
- Cooler/power upgrades in 2022
- Architecture conducive to adaptive re-use
- Versatile IG1 zoning
- Located in the thriving Close-in SE Portland area
- 3 recessed dock doors and 1 grade door
- Clear height 1st floor: 14'4"
- Clear height 2nd floor: 11'9" to 19'4"
- Freight elevator with 7,000lb capacity
- Property Taxes: \$21,344.69

OFFERING SUMMARY

Sale Price:	\$3,950,000
Lot Size:	14,558 SF
Building Size:	23,588 SF

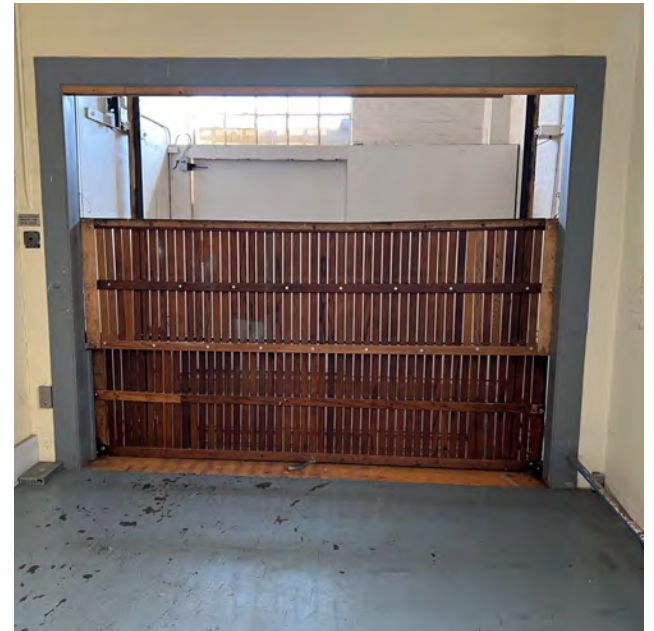


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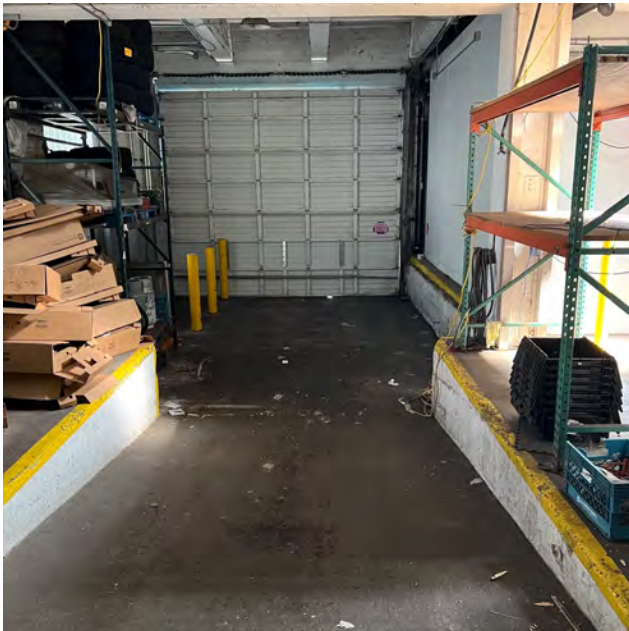
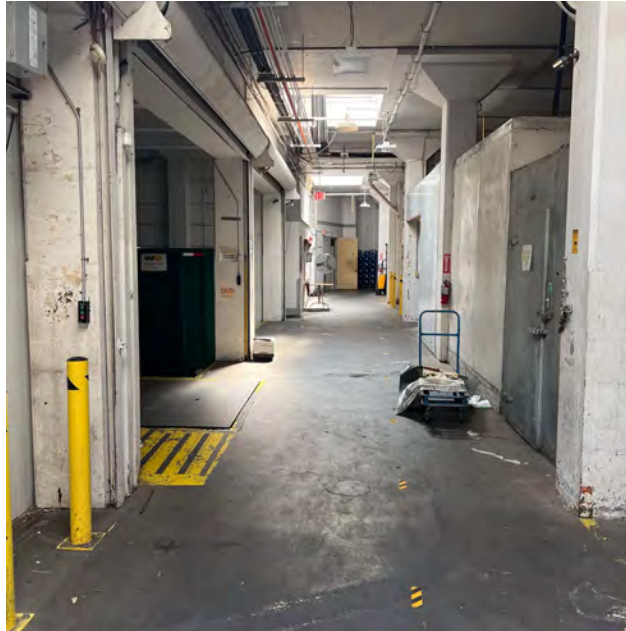
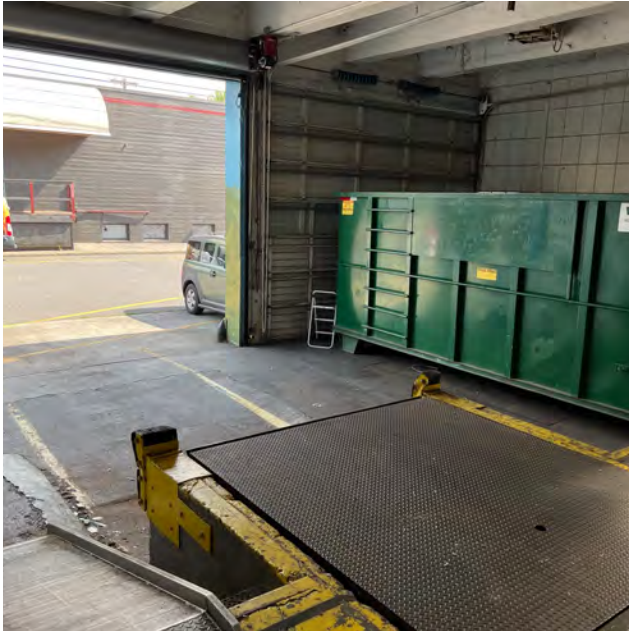


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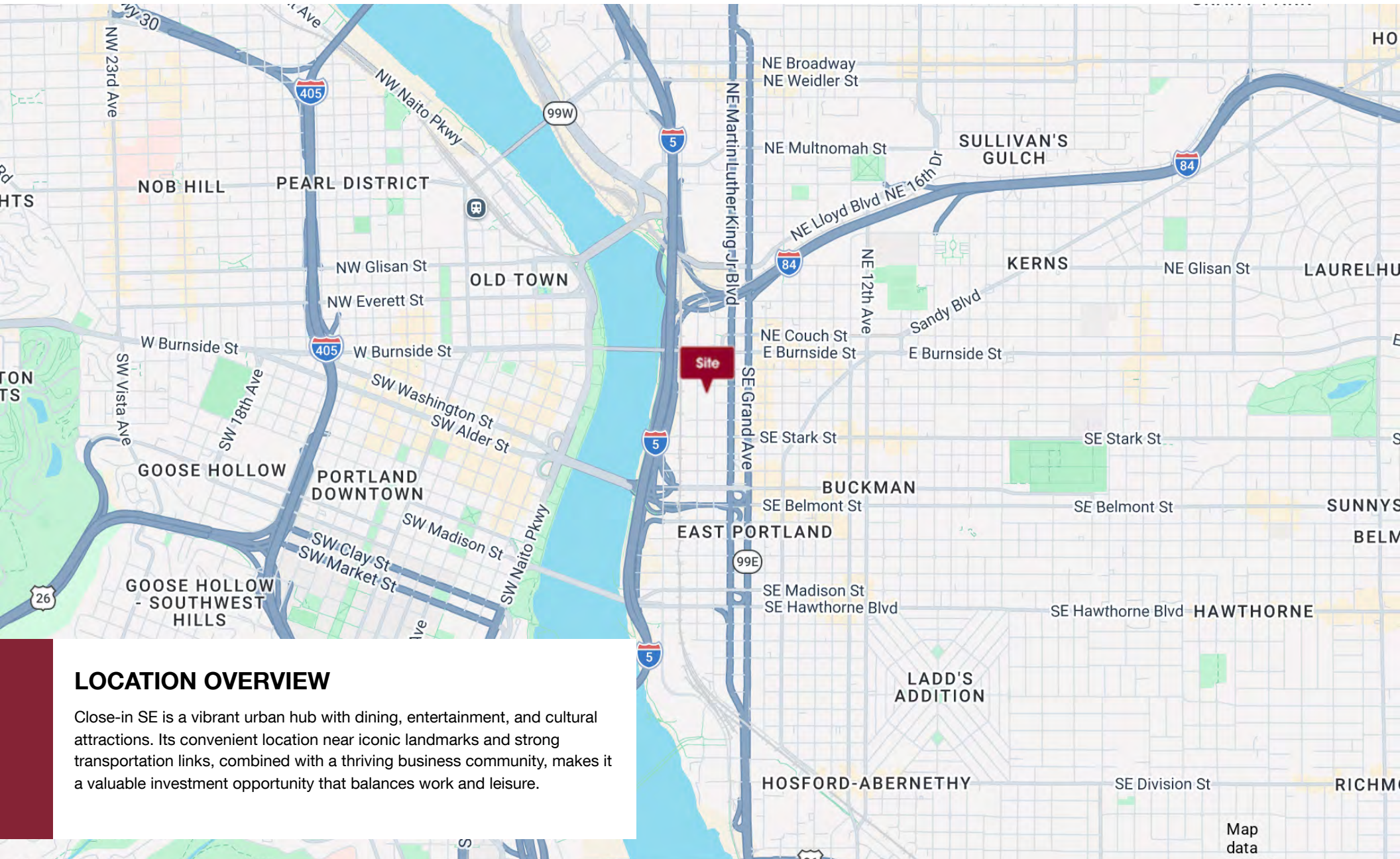


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LOCATION OVERVIEW

Close-in SE is a vibrant urban hub with dining, entertainment, and cultural attractions. Its convenient location near iconic landmarks and strong transportation links, combined with a thriving business community, makes it a valuable investment opportunity that balances work and leisure.

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