



**FOR SALE  
OR LEASE**

# 3714 SE POWELL BLVD

3,818 SF

Divisible in half

2 ADA Restrooms

Illuminated Signage

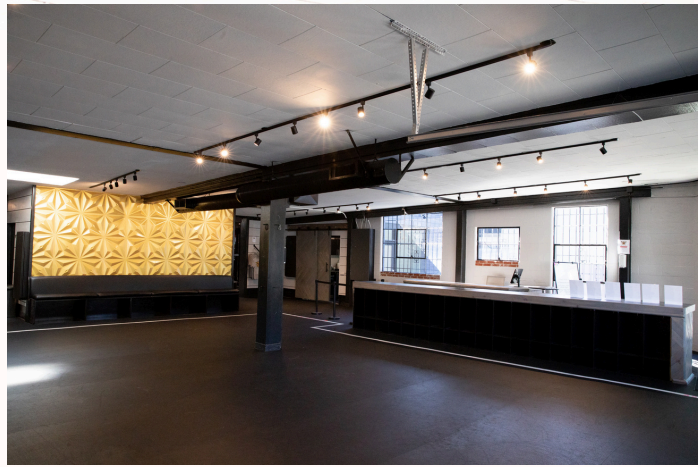
2 Store Fronts

1 Grade Level Roll-Up Door

Small Front Yard

Assembly Use Permitted

3 Phase Power

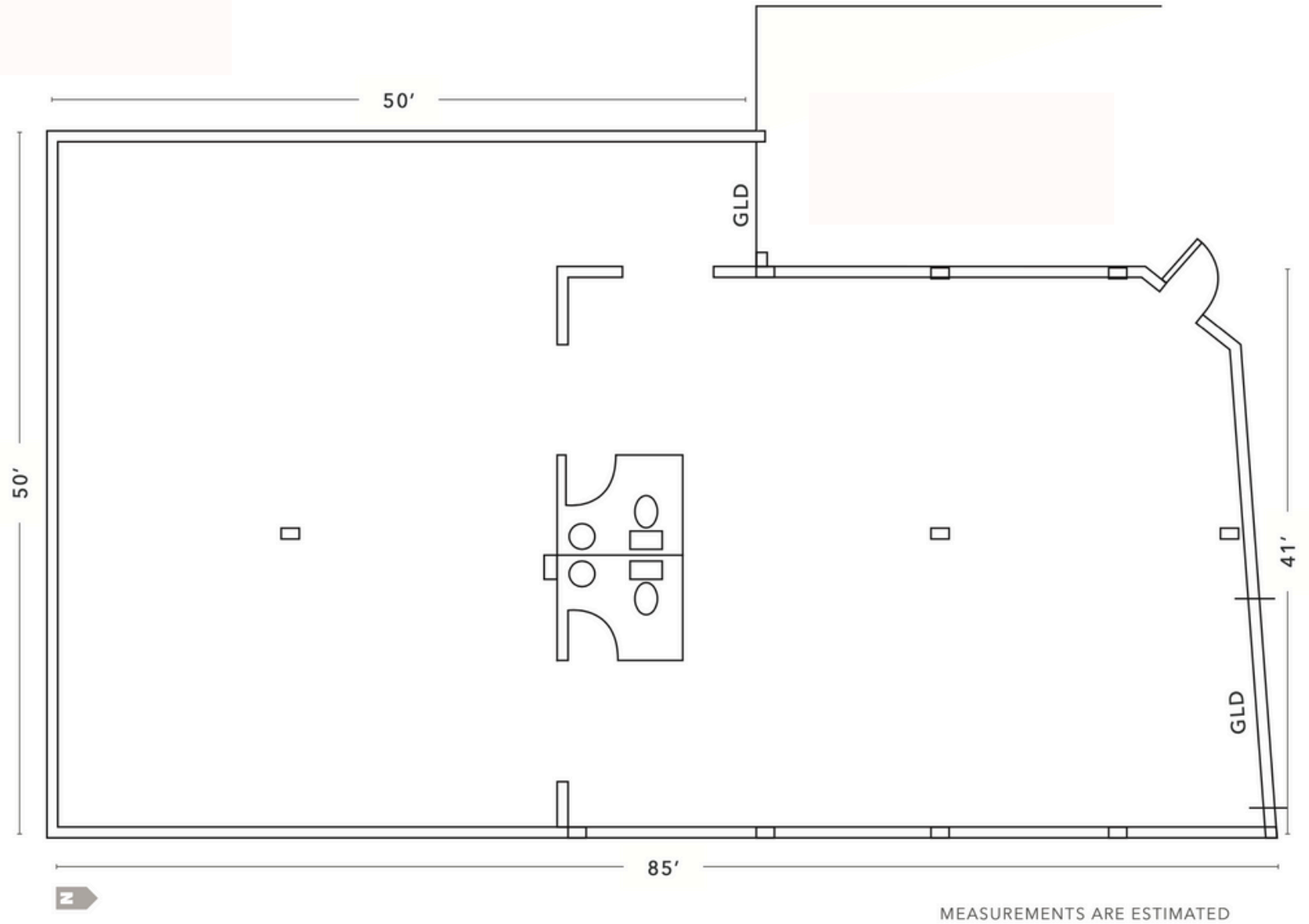


Excellent freestanding building on busy SE Powell Blvd. near Caesar Chavez. Currently used as a gym, but the open floor plan and flexible zoning (CM2) can accommodate a variety of uses. Call owner for more information or to tour.

Sale Price \$900,000

Lease Rate \$22.00 SF/YR

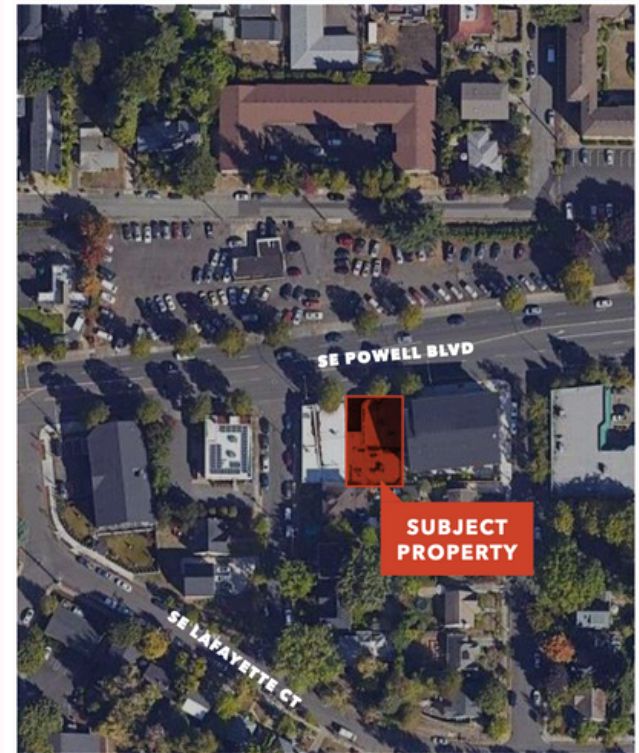
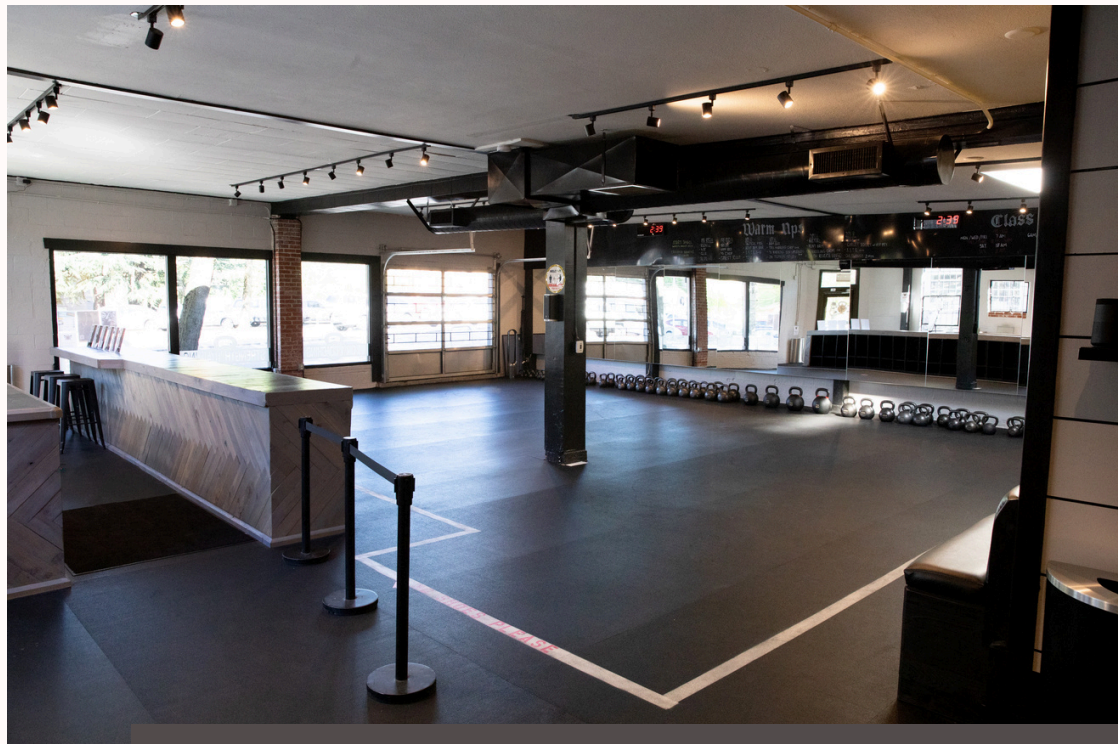
# FLOOR PLAN



## CONTACT US

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