

# Stand-Alone Building with Excess Land

3536 SE 26TH AVENUE | PORTLAND, OR 97202



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FOR SALE  
& LEASE

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### PROPERTY DESCRIPTION

Unique building and land play in Southeast Portland. The property, originally built in 1926, has gone through extensive renovations over its lifespan and currently houses three levels of office, meeting space, and storage area.

### PROPERTY HIGHLIGHTS

- Stand-alone building with ample parking
- Zoning: CM2
- Built: 1926
- Elevator Served
- Seller may need to lease back for a few months post closing, ask brokers for further details.

### OFFERING SUMMARY

Sale Price:	\$2,600,000
Lease Rate:	\$16.50 SF/yr (NNN)
Available SF:	9,490 SF (Divisible)
Lot Size:	23,388 SF
Building Size:	9,490 SF
Property Taxes:	\$13,155.44



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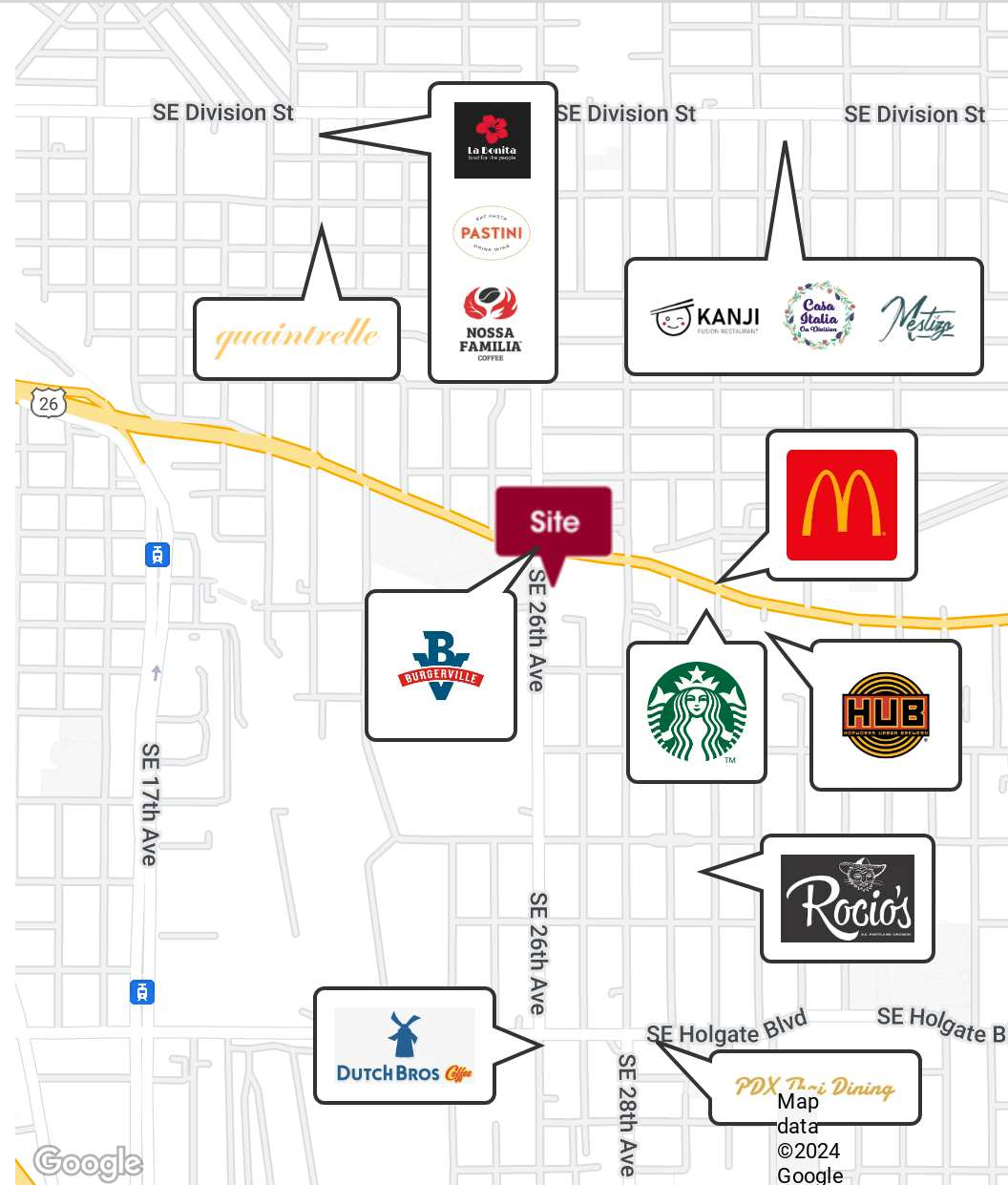


## DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total population	1,600	6,037	27,096
Median age	34.6	35.2	37.3
Median age (Male)	31.7	33.2	37.4
Median age (Female)	37.4	36.6	37.0
Total households	598	2,516	11,961
Total persons per HH	2.7	2.4	2.3
Average HH income	\$94,867	\$93,672	\$98,171
Average house value	\$484,699	\$474,601	\$555,345

## LOCATION OVERVIEW

Located just one block off Southeast Powell Boulevard and directly across from Powell Park. The property enjoys easy access to downtown Portland and Interstate 5, respectively.



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