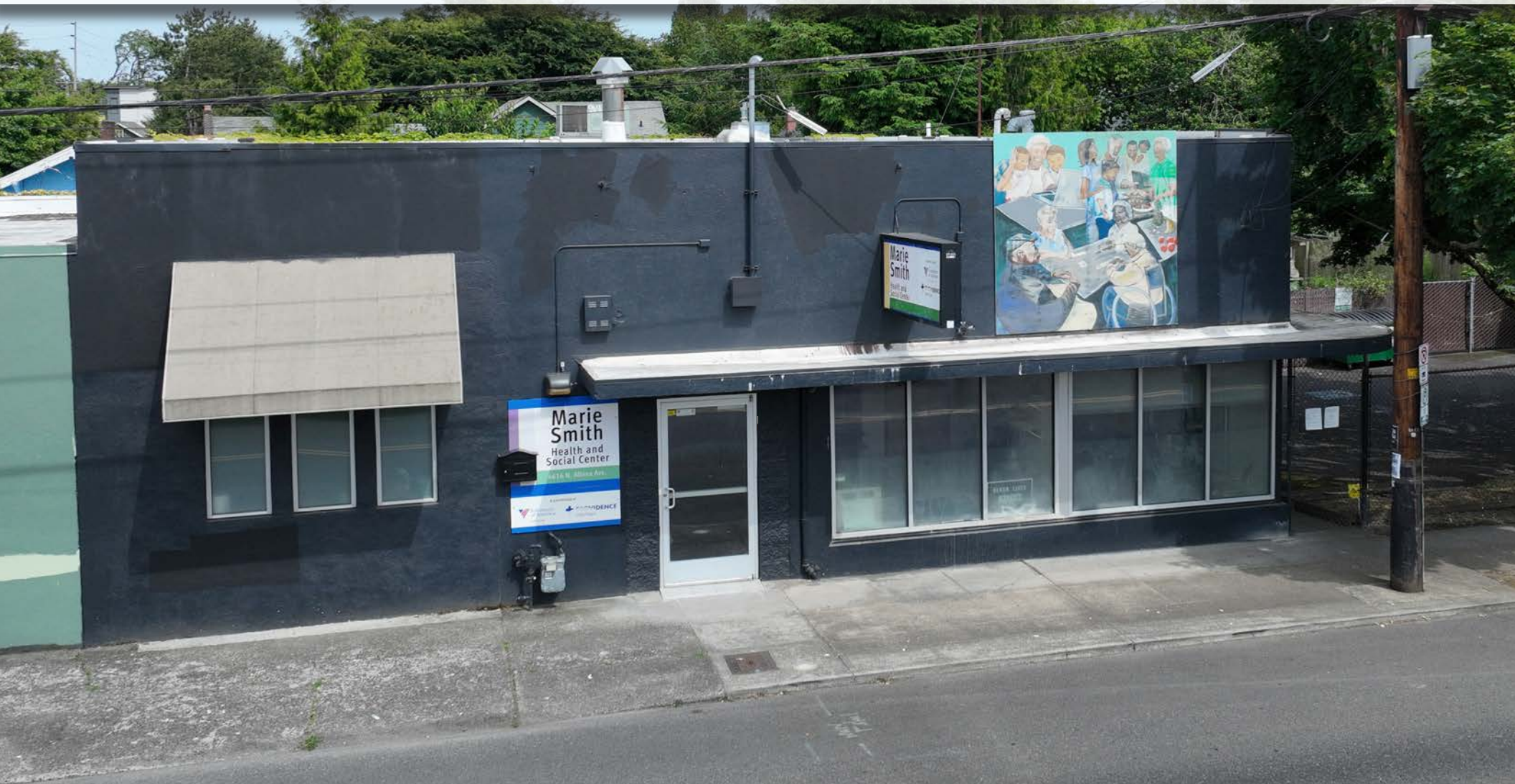


FOR SALE 4616 N ALBINA AVENUE
PORTLAND, OR 97217



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Offering Highlights

This offering includes a $\pm 5,000$ SF freestanding building accompanied by $\pm 5,000$ SF of excess land, providing valuable flexibility for a variety of uses. The outdoor area is well-suited for parking and recreational space, ideal for a daycare, preschool, or other community-serving use.

Situated in a highly accessible and visible location in inner North Portland, the property offers excellent connectivity to major thoroughfares and nearby neighborhood amenities.

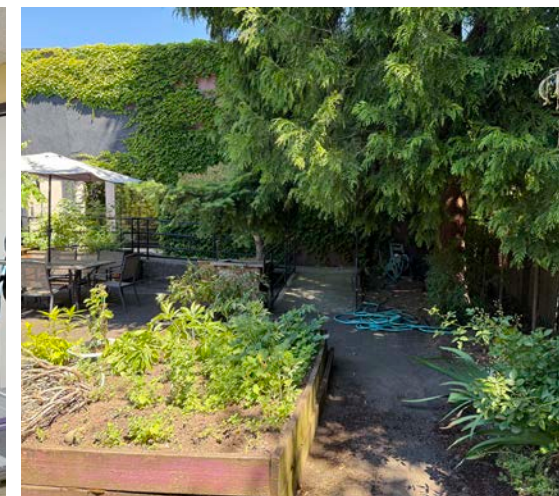
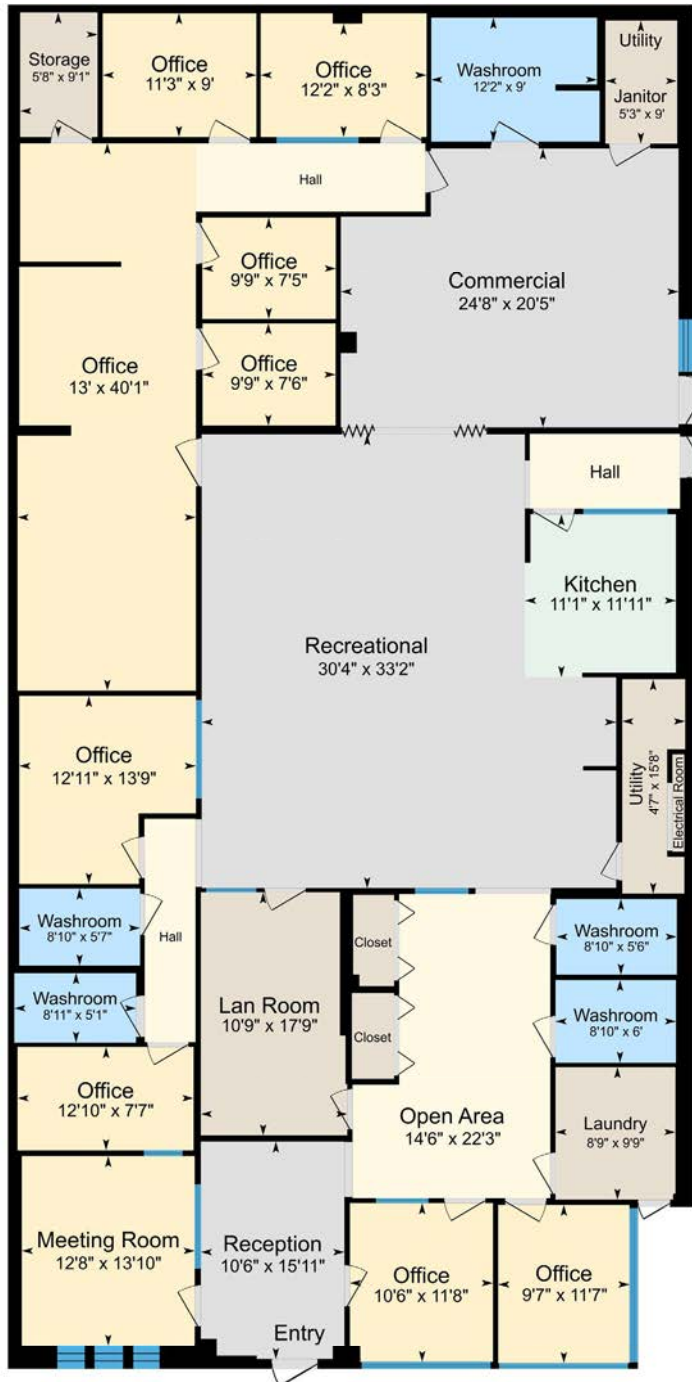


Property Summary

Address:	4616 N Albina Ave, Portland, OR 97217
Property Type:	Office / Retail / Specialty Care / Education
Building Size:	$\pm 4,858$ SF
Stories:	1
Year Built:	1957
Land Size:	Total: ± 0.23 AC / $\pm 10,000$ SF Parcel 1: ± 0.11 AC / $\pm 5,000$ SF Parcel 2: ± 0.11 AC / $\pm 5,000$ SF
Parking:	On-site surface lot
Enterprise Zone:	Yes
TIF District:	Interstate Corridor
Business District:	Soul District
Zoning:	CM2 (Commercial Mixed Use 2)
Comp Plan:	Mixed Use - Urban Center
Parcel(s):	R135617 / R135616



7616 N Albina Avenue



Prime Location

Located in Portland's vibrant Boise neighborhood, 4616 N Albina Ave offers a rare opportunity in one of the city's most dynamic and connected districts. This centrally positioned site boasts excellent visibility and accessibility, with close proximity to I-5, the Fremont Bridge, and downtown Portland.

Surrounded by established residential neighborhoods and some of Portland's most popular commercial destinations—including the Mississippi Avenue district and Alberta Arts District—the property is ideally situated for a variety of uses. Its strategic location near major transportation corridors and high-foot-traffic retail corridors enhances both short-term potential and long-term value.



Convenient Location - Just Minutes to Downtown

4616 N Albina Ave is situated along Portland's bike corridor, offering excellent access to public transportation, I-5, and major thoroughfares. Located in the Mississippi Avenue District, the property is within walking distance of numerous amenities, including bars, restaurants, food carts, and shopping.



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing condition imposed by our principals.