

2115 N Vancouver Avenue
PORTLAND, OR 97227

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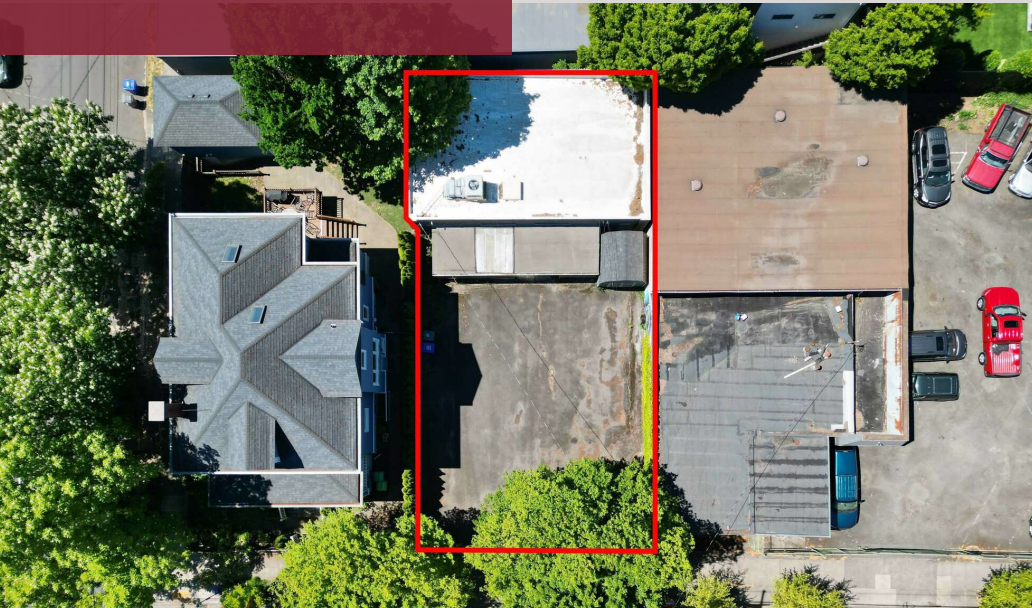
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FOR SALE



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OFFERING SUMMARY

Sale Price:	\$580,000
Building Size:	1,470 SF
Lot Size:	5,000 SF
Year Built:	1970
Zoning:	CM3 - Commercial Mixed Use 3

PROPERTY OVERVIEW

The space is a low-profile building that operates as a recording studio with off-street parking and proximity to I-5. The property is presently leased month-to-month but can be delivered vacant. Potential for owner/users or developers who look to capitalize on a close-in location.

PROPERTY HIGHLIGHTS

- Off-street parking with security fence and gate
- Existing Lease Income
- Excellent Location set to benefit from the Albina Vision Trust Project

DEMOGRAPHICS

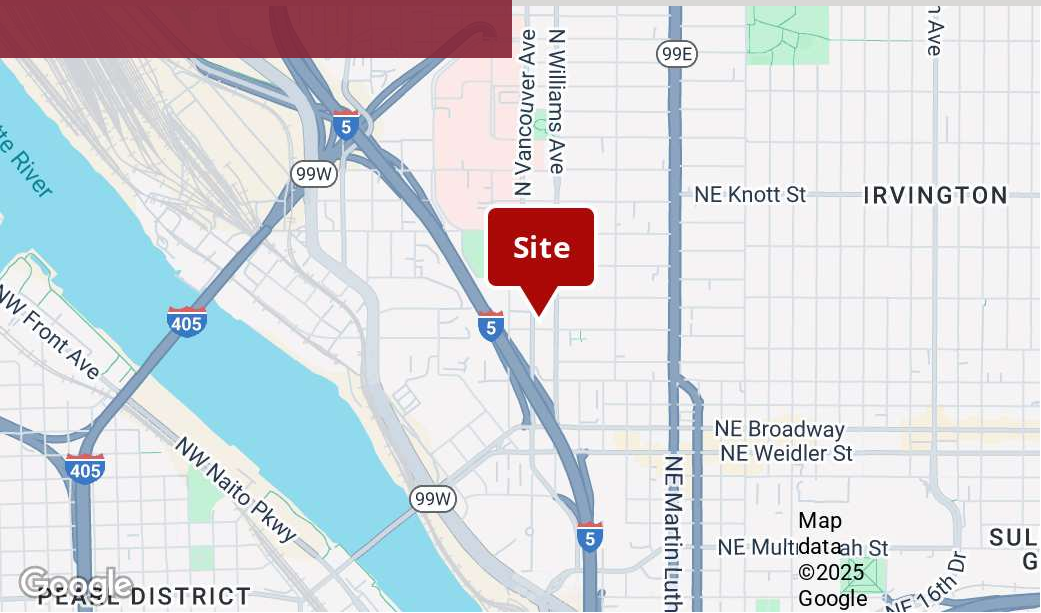
	0.5 MILES	1 MILE	1.5 MILES
Total Households	2,399	16,457	37,315
Total Population	3,870	26,471	62,613
Average HH Income	\$68,391	\$98,835	\$95,567



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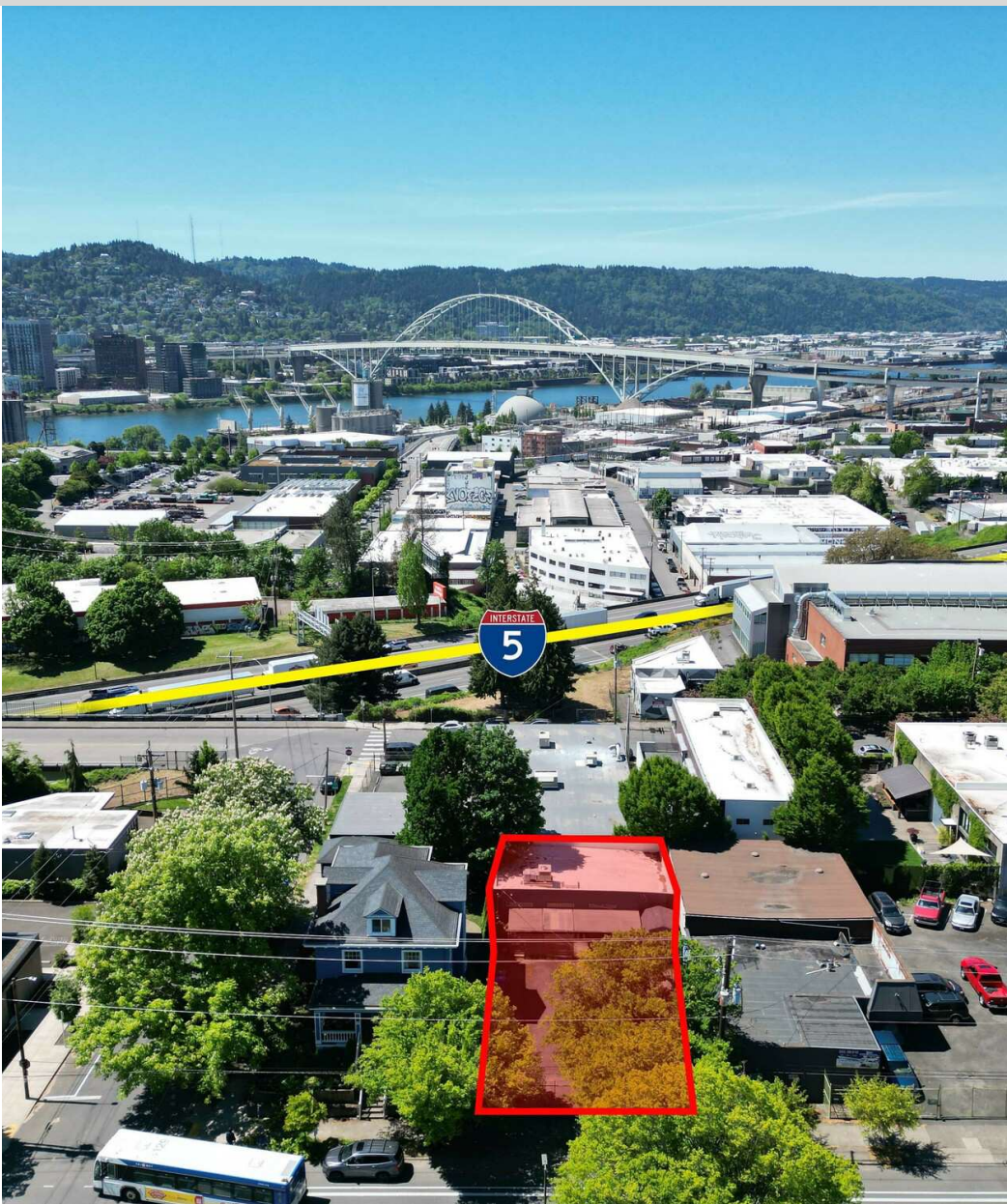
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LOCATION OVERVIEW

Located in the Eliot Neighborhood along the popular North Vancouver Avenue. The neighborhood is set for a significant transformation over the next decade, with the I-5 Rose Quarter project set to kick off soon, along with the Albina Vision Trust master development bringing considerable value to the surrounding area.

LOCATION	TEXT	DRIVE TIME
99E	0.3 mi	2 min
I-5	0.7 mi	3 min
I-405	1.4 mi	4 min
Portland International Airport	11 mi	21 min



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