



RETAIL/RESIDENTIAL PROPERTY FOR SALE

3120-3122 N. Williams Avenue, Portland, Oregon

**3,948 SF Building and Vacant
Lot For Sale**

PRESENTED BY:
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MIXED USE INVESTMENT OPPORTUNITY



PROPERTY DESCRIPTION

BIOC Commercial Real Estate, LLC is pleased to present the sale of 3120-3122 N. Williams Avenue, Portland, Oregon. This prime investment opportunity includes an undeveloped Corner lot. The existing building has three tenants; one commercial and two residential units

Ground Floor – Retail/Commercial Tenant - Waypost, LLC – Lease EXP: 9/30/26

Annual Rent: \$40,452 and monthly current \$3,371

Second (2nd) Floor– Apt. 3122A - Residential Tenant – M to M

Annual Rent: \$20,820 and monthly current \$1,735

Third (3rd) Floor – Apt. 3122B - Residential Tenant – M to M

Annual Rent: \$22,236 and monthly current \$1,853

Rent Received: Annually: \$83,508; Monthly: current \$6,959

Annual Expenses: \$10,042.19

Corner Vacant Lot - No taxes due to an agricultural exemption. Expense is \$3,100 annually or \$258.33 per month for insurance. Please note, \$3,100 not included in NOI.

3120-3122 N. WILLIAMS AVENUE

Building: Three Stories

Zoning: CM2 - Commercial Mixed Use 2

Parcels: R308691 (.09 acres) & R308690 (.07 acres)

NOI: \$73,466

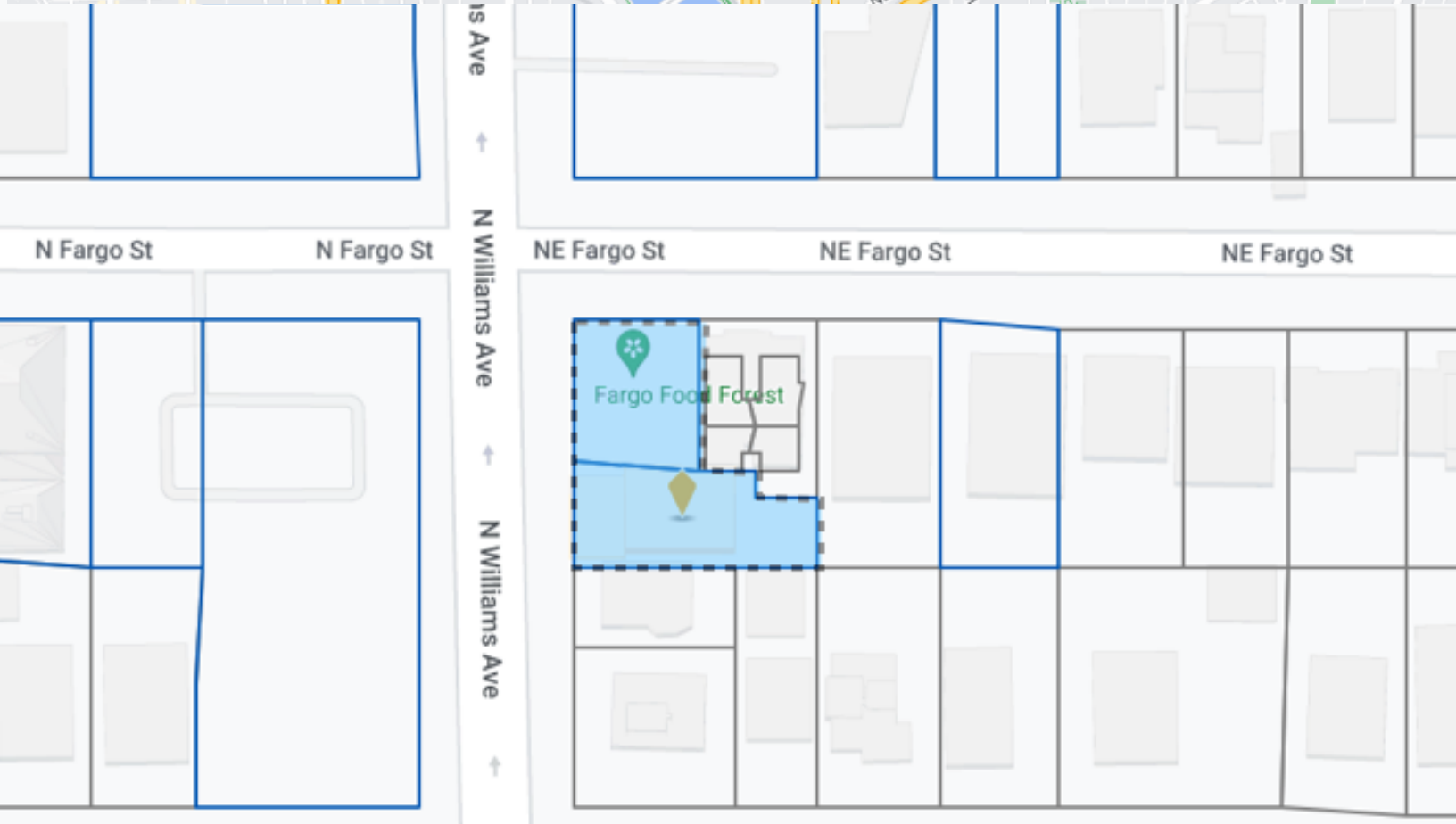
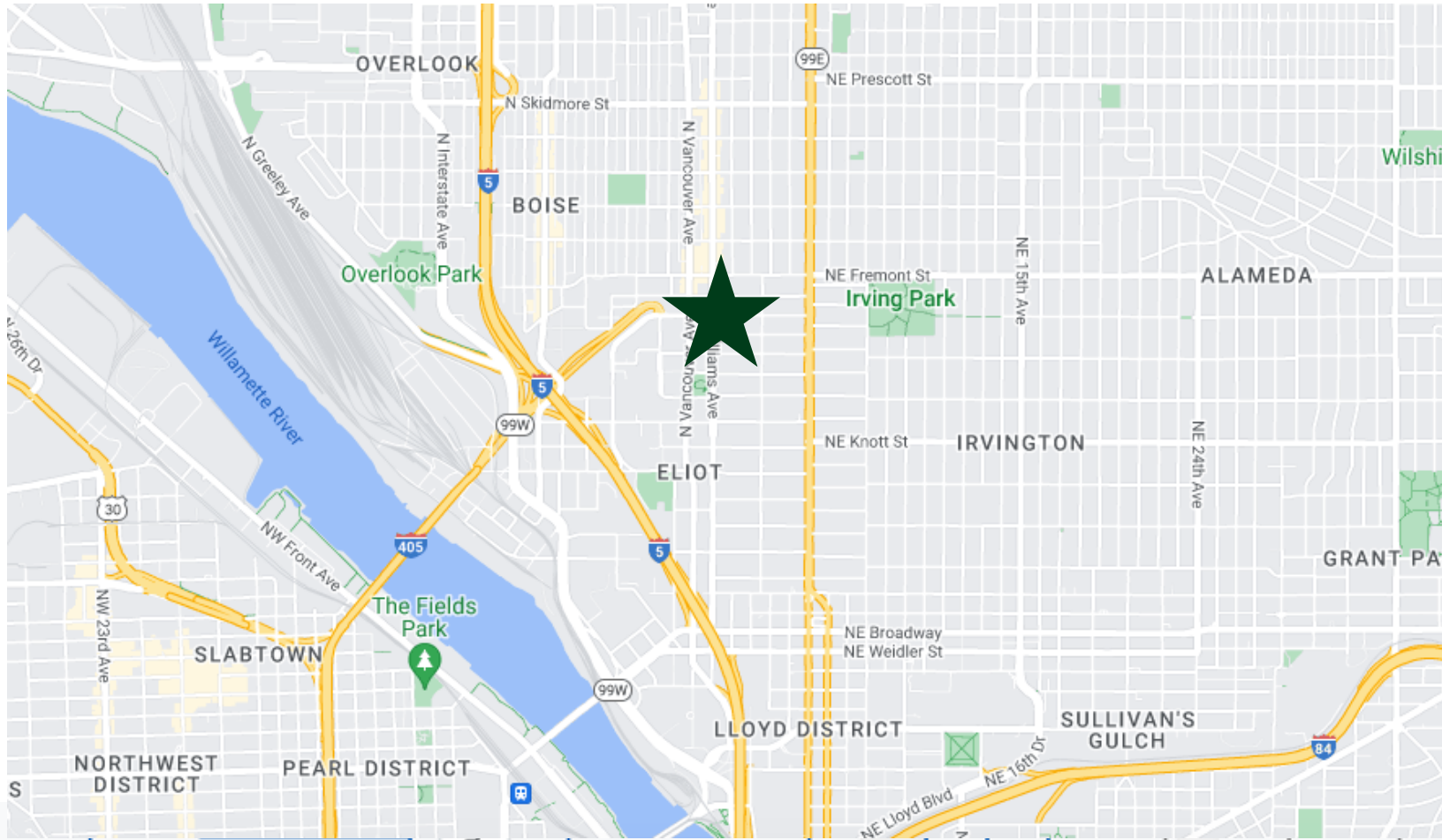
Property taxes, market and assessed values are here: [PortlandMaps](#)

SALE PRICE: \$1,600,000

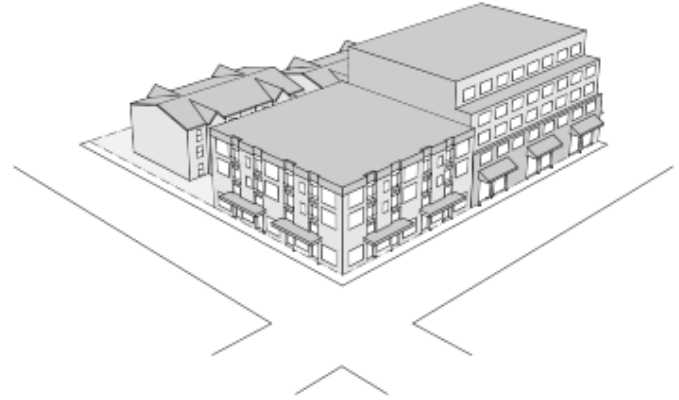
SUBJECT TO OFFERS

Please contact Jon D. Stravitz for additional information and questions at jstravitz@bioccre.com or 212.252.8799

LOCATION MAP



Commercial Mixed Use 2 (CM2)



The **CM2** zone is a medium-scale, commercial mixed use zone intended for sites in a variety of centers and corridors, in other mixed use areas that are well served by frequent transit, or within larger areas zoned for multi-dwelling development. Buildings in this zone are generally expected to be up to four stories, except in locations where bonuses allow up to five stories.

For specific zoning code details, visit the [zoning code website](#). The regulations for this zone are found in [Chapter 33.130](#).

Generally, the uses and character of this zone are oriented towards:



RETAIL



OFFICE



RESIDENTIAL



INDUSTRY



INSTITUTIONAL



OPEN SPACE

Specific allowable uses include: retail sales and services, office space, household living, vehicle repair, institutional uses and limited manufacturing uses.

BOTH PROPERTIES ZONING ASSESSMENT: Zoning is CM2 - Commercial Mixed Use 2 Height 45' to 55' with bonus provisions. FAR: 2.5:1FAR; increasing to 4:1 with bonus provisions. Parking: 30 units or less near transportation won't require parking. Preferred Uses: Retail, Residential and Office.



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Commercial Real Estate

For Additional Information Please Contact:

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BIOC Commercial Real Estate, LLC

"In the Best Interest of Our Clients"