



FOR SALE

FOR LEASE

OFFERED AT
\$369,900
\$325.33 / SF · 1,137 SF
Call broker for lease pricing

Graham Street Lofts

325 NE Graham St · Portland, OR 97212

RETAIL CONDO · CM3 ZONING

SIZE

1,137
Square Feet

YEAR BUILT

2008
Class B Building

BUILDING

16,000
Total SF · 3 Floors

SALE / LEASE

Owner User
Investor Welcome

ABOUT THE PROPERTY

Versatile ground-floor commercial condo in NE Portland offering exceptional flexibility for investors, owner-users, or live/work buyers. Featuring two separate entrances and dual addresses, this unique property presents a rare opportunity to occupy one space while leasing the other, or to demise into two fully independent units. Available for sale or for lease.

INVESTMENT HIGHLIGHTS

- Two entrances & dual addresses
- Polished concrete floors
- High ceilings & open layout
- High vehicle & foot traffic
- Retail, studio, office & live/work
- Bus line & exterior signage

PROPERTY DETAILS

PROPERTY TYPE	Retail (Condo)
SUBTYPE	Storefront / Residential
BUILDING CLASS	Class B
LOT SIZE	0.39 Acres
ZONING	CM3

LOCATION SCORES

WALKABILITY	80
TRANSIT	70
BIKEABILITY	70
DRIVEABILITY	50

NEARBY RETAILERS

Whole Foods New Seasons Starbucks Chase US Bank
Planet Fitness CrossFit

LISTING AGENT

Max Breslau
eXp Realty

Graham Street Lofts

325 NE Graham St · Portland, OR 97212

(503) 939-8231

Max@CommercialRealEstateAgents.com

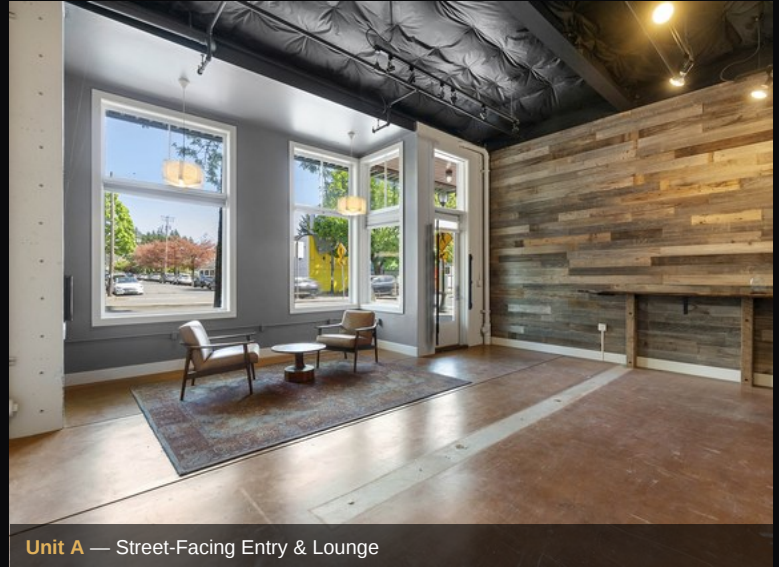
Additional Photos

Interior · 325 NE Graham St, Portland OR 97212

1,137 SF · GROUND FLOOR



Unit A — Main Open Workspace



Unit A — Street-Facing Entry & Lounge



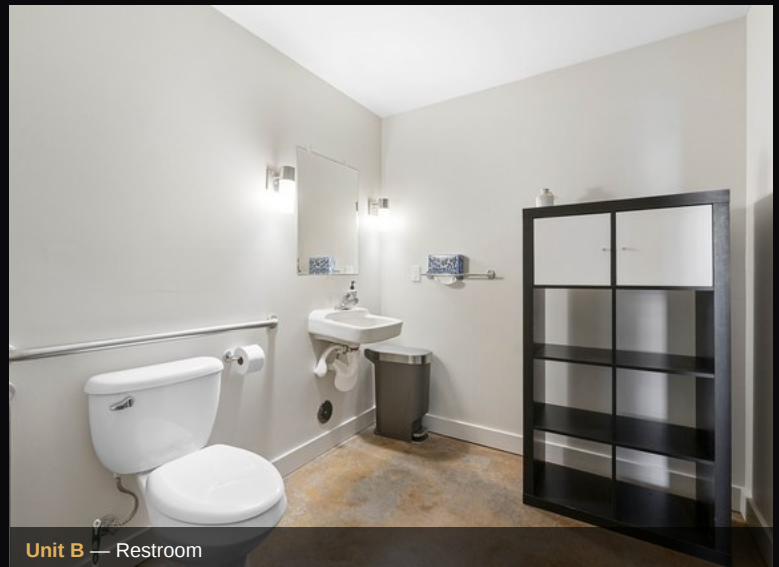
Unit B — Rear Unit & Loft Storage



Unit B — Kitchenette



Exterior — Dual Entrances



Unit B — Restroom

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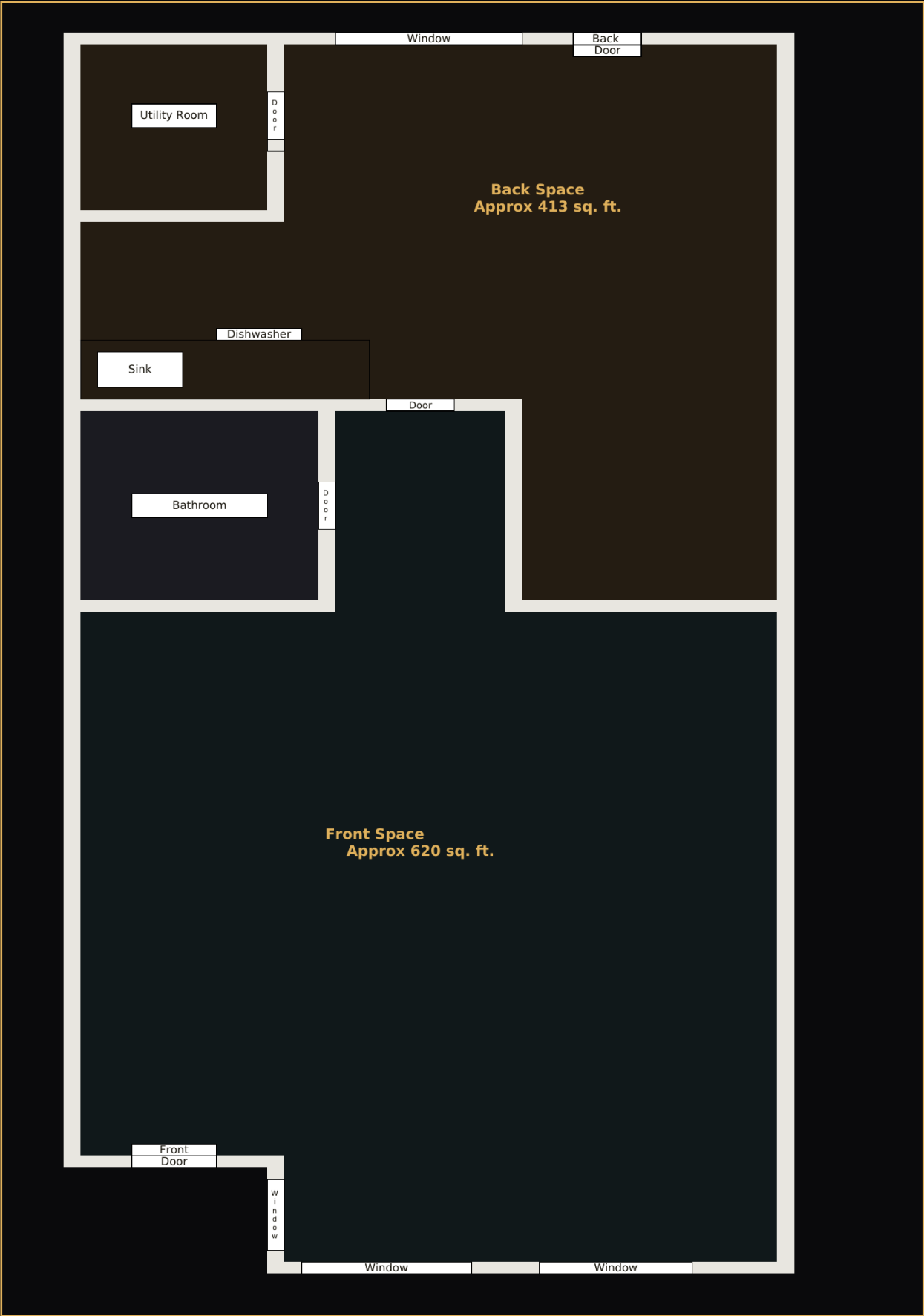
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Floor Plan

325 NE Graham St, Portland OR 97212

1,137 SF · GROUND FLOOR



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