

ALBINA OWNER/USER FLEX SPACE

PORTLAND, OR 97217





SUBJECT PROPERTY
 4636 N ALBINA AVE, PORTLAND,
 OR 97217

N ALBINA AVE

N ALBERTA ST

N SKIDMORE ST



Lovely's FiftyFif

FULCRUM PACIFIC
 COMMERCIAL REAL ESTATE

OFFERING SUMMARY

4636 North Albina Ave., Portland, OR 97217

Fulcrum Pacific presents 4636 N. Albina Ave., a prime industrial property in NE Portland, exclusively for sale. Located near the vibrant Mississippi Street retail corridor and with easy access to I-5, this property offers excellent connectivity for business operations. The building includes a small interior office and a spacious warehouse with two grade-level roll-up doors, while a secure rear yard provides flexible parking and storage options.

Occupying two contiguous parcels totaling 10,000 square feet, the site offers adaptability for various uses, from distribution to light manufacturing, supported by flexible zoning in this high-demand N. Portland area. This setup allows for potential expansion, redevelopment, or multi-use possibilities for investors or owner-occupants, making it a unique opportunity to acquire functional industrial space in a high-growth, in-demand location.

PRICE: \$2,100,000

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HIGHLIGHTS

STRONG N. PORTLAND LOCATION: The subject property is well located on N. Albina Street and in close proximity to N. Mississippi Street retail corridor.

RARE OWNER/USER SITE: Unique owner/user opportunity as property features two roll up doors and fenced yard to the rear of the property.

SURROUNDED BY NEW DEVELOPMENTS: The property is surrounded by new multifamily and mixed use developments providing additional long term value.

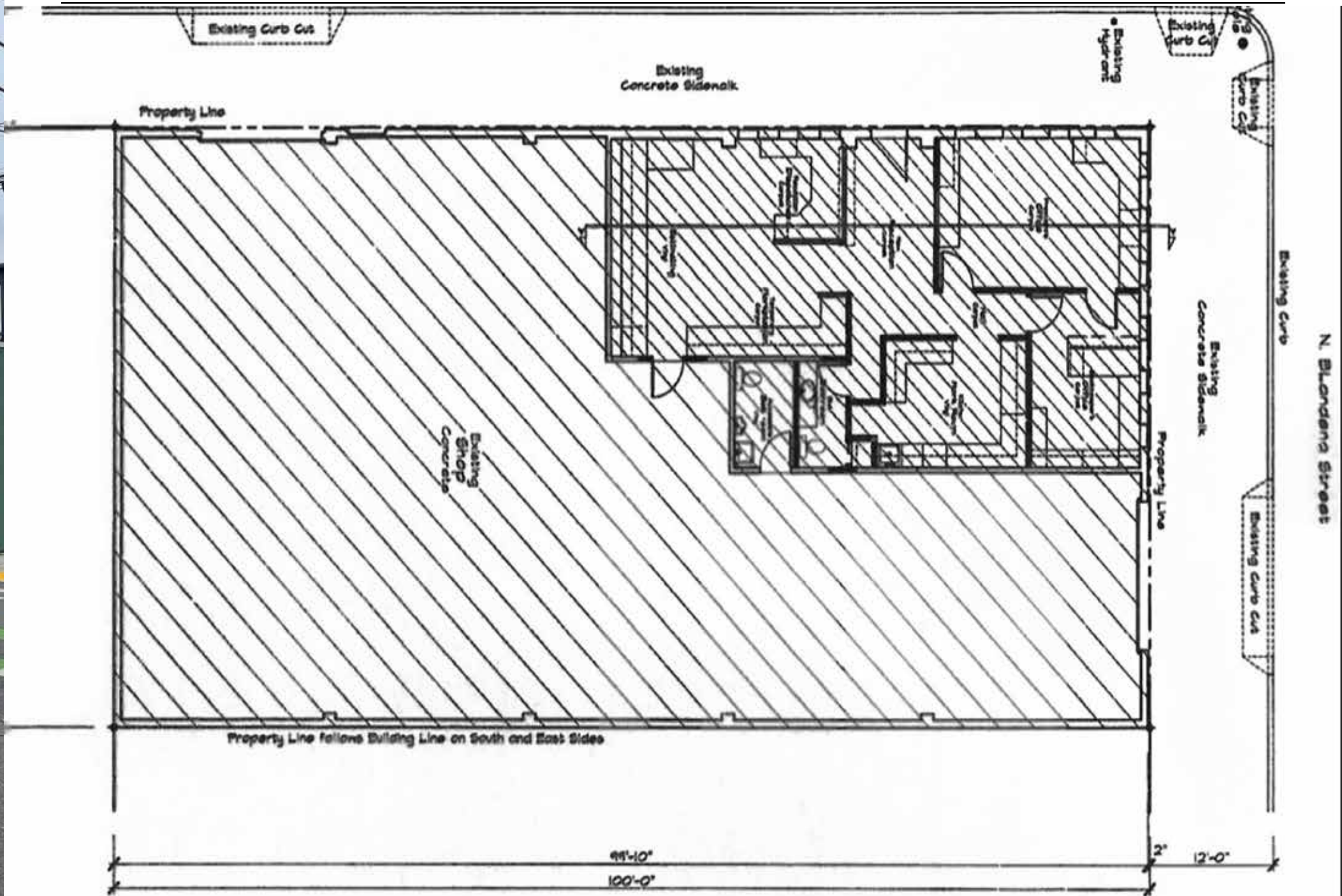
LONG TERM DEVELOPMENT POTENTIAL: The favorable zoning (CM2) allows for a myriad of development options to bring further value to the site.

CORNER LOCATION: The property is situated on a corner with easy access to Interstate 5 and the rest of the city.



PROPERTY DETAILS

FLOOR PLAN





PRICING DETAILS

ALBINA OWNER/USER FLEX BUILDING

4636 North Albina Avenue

Portland, Oregon 97217

TOTAL OFFERING PRICE

\$2,100,000

Uses	Retail/Office/Industrial
Clear Height	10 Ft
Parking	Yes: 5,000 SF
Office Square Footage	1,287 SF
Total Gross Leasable Area	5,000 SF
Lot Size	10,000 SF
Type of Ownership	Fee Simple
Zoning	CM2



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COMMERCIAL MIXED USE (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

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



RETAIL



OFFICE



RESIDENTIAL

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

QUICK FACTS

- Locations** This zone is generally applied on prominent streets that are well served by transit, such as NW 23rd, SE Foster, N Lombard and NE Sandy.
- 45'+** maximum height, which is generally 4 or more stories.
- FAR Range** FAR in the CM2 zone ranges from 2.5:1 increasing to 4:1 with bonus provisions

Parking is generally not required for non-residential uses when development is located near transit or contains fewer than 30 residential units.



PORTLAND LOCATION OVERVIEW

The Portland metropolitan area is a vibrant and diverse city located in the Pacific Northwest. Known for its robust and varied economy, key industries include technology, manufacturing, healthcare, and outdoor apparel. Major companies like Nike and Intel contribute to Portland's status as an innovation and tech hub. The city features a growing tech sector, a renowned outdoor and athletic apparel industry, and a commitment to sustainability.

In terms of housing, Portland has experienced a competitive market with rising home prices, driven by factors such as population growth and limited inventory. The city's rental market is also competitive, and affordability challenges have led to discussions about potential policy interventions.

Portland is recognized for its unique land-use planning, including the implementation of an Urban Growth Boundary (UGB), aimed at controlling urban sprawl and promoting density while preserving rural areas. Local governments actively address housing challenges through policies focusing on increasing affordable housing options and promoting sustainable and equitable solutions. Overall, Portland is known for its dynamic economy, outdoor recreational opportunities, cultural richness, and commitment to environmental sustainability.



2.5M

2022 POPULATION



1M

2022 HOUSEHOLDS



\$89,312

2022 MEDIAN
HOUSEHOLD INCOME



39.4

2022 MEDIAN AGE

Source: CensusReporter.org



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