

FOR SALE—FREE-STANDING RETAIL BUILDING



11702 NE HALSEY STREET - PORTLAND, OR



PROPERTY OVERVIEW

Excellent Owner/User building in the Hazelwood Neighborhood/Gateway District! Zoning allows for retail or office. Previous uses include a flower shop, restaurant, and martial arts/retail studio.

Property Information

- 4,766 SF Building
- .59 acre lot (25,822 SF)
- Year Built: 1970
- 2 large open area/showrooms spaces
- 4 restrooms - 2 ADA compliant w/showers & lockers
- One private office
- Plenty of storage space
- Front street entry leads into retail/showroom space
side entry leads into retail/showroom space
- Rear delivery door in back - off storage room
- 23 parking spaces and additional off-site parking on 117th Avenue

Sale Price

\$1,100,000.00

Please call to schedule a time to tour!

★ [CLICK HERE TO VISIT PROPERTY WEBSITE](#)

- Excellent street front exposure & signage
- Located on a corner lot with 2 access points
- Easy access from NE Halsey Street & NE 117th Avenue
- Close proximity to I-205 ,Gateway District, 122nd Max Hub, Portland Airport and only 15 minutes to Downtown Portland
- High traffic counts along NE Halsey Street
- Zoned CM1 - (Commercial Mixed-Use) - allows for a variety of uses - [click here for allowed uses](#)
- Plenty of nearby amenities, including parks, shopping and restaurants!



PHOTOS

★ [CLICK HERE FOR PHOTOS](#)

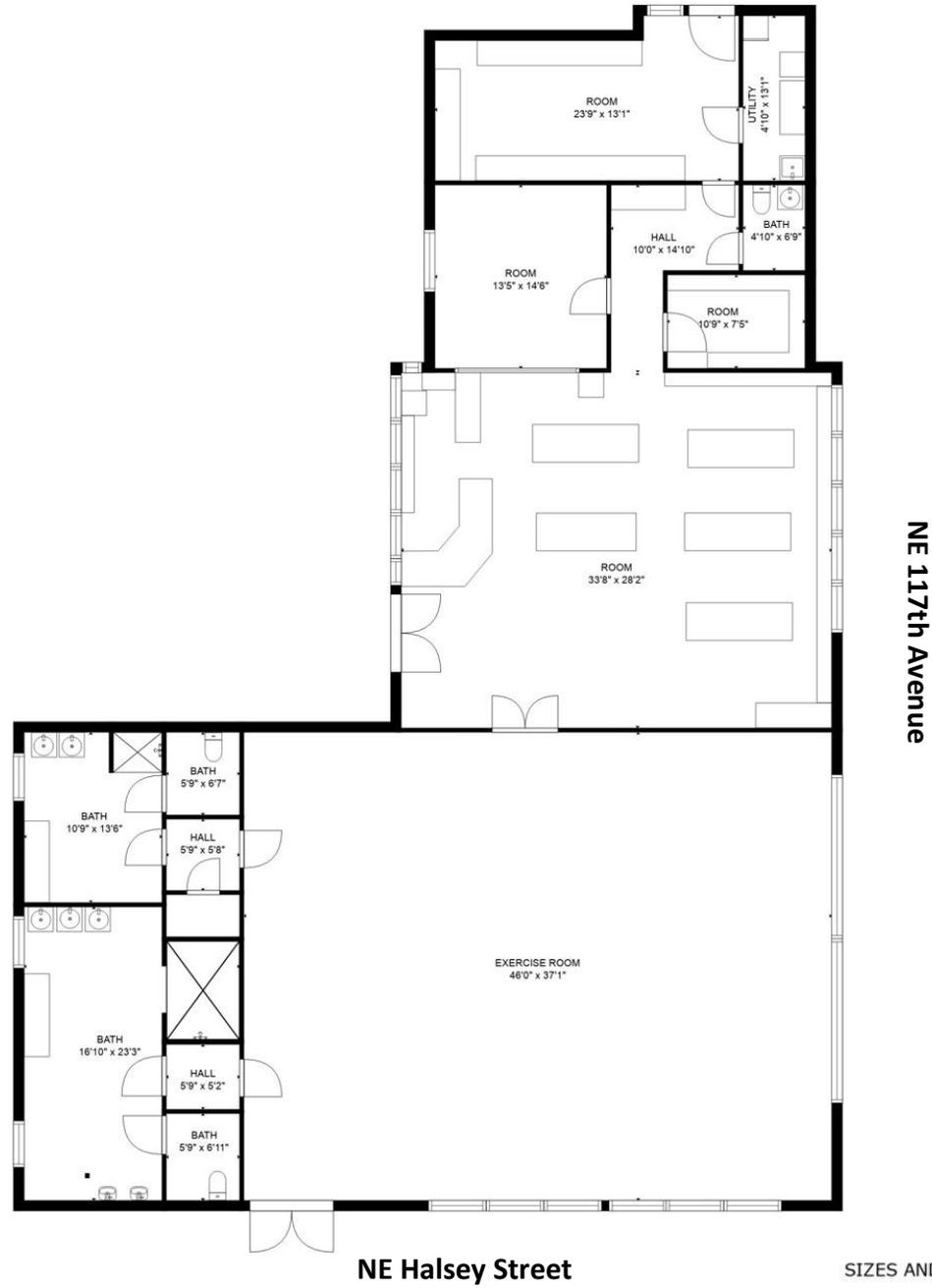


PHOTOS

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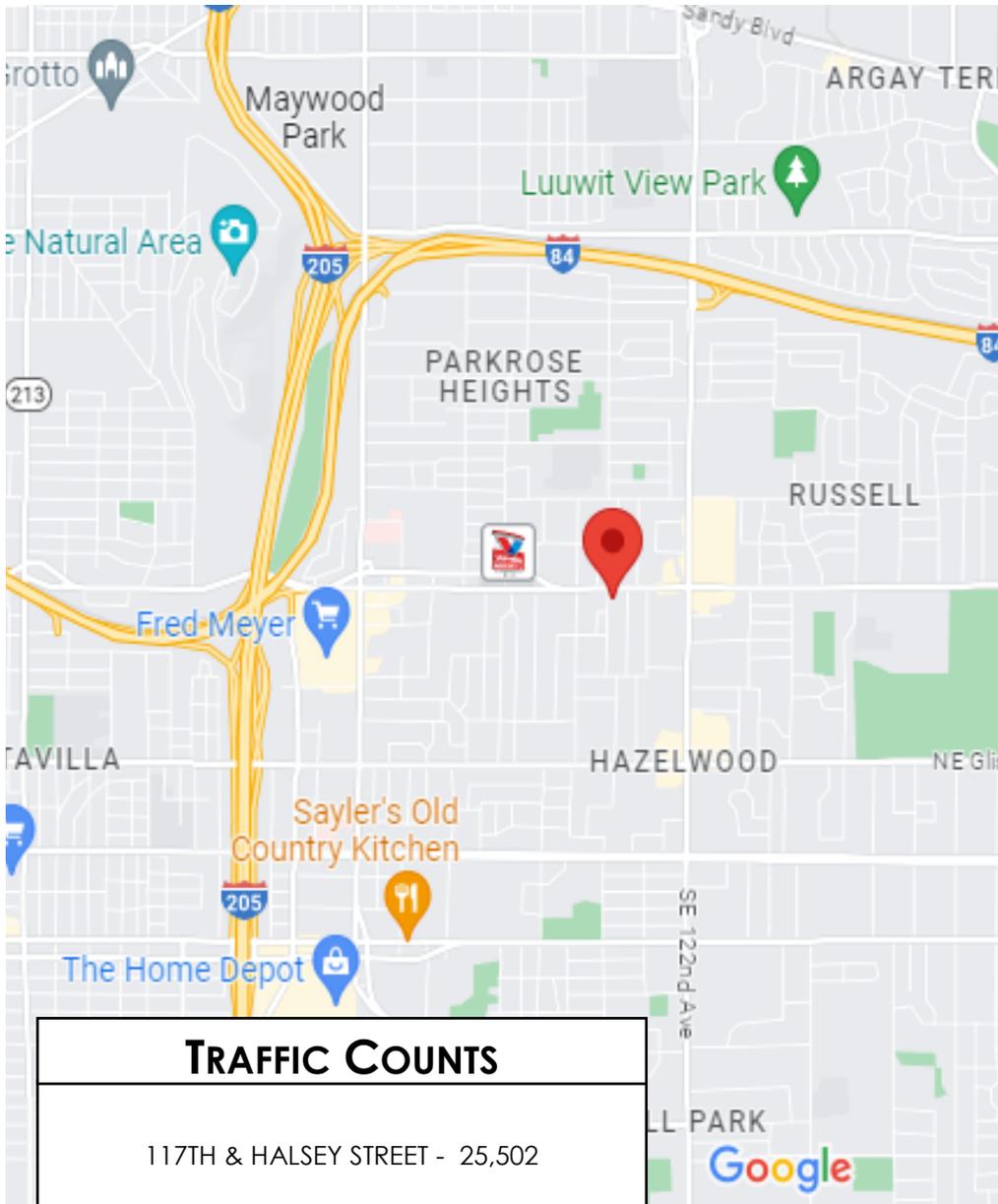


FLOOR PLAN



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

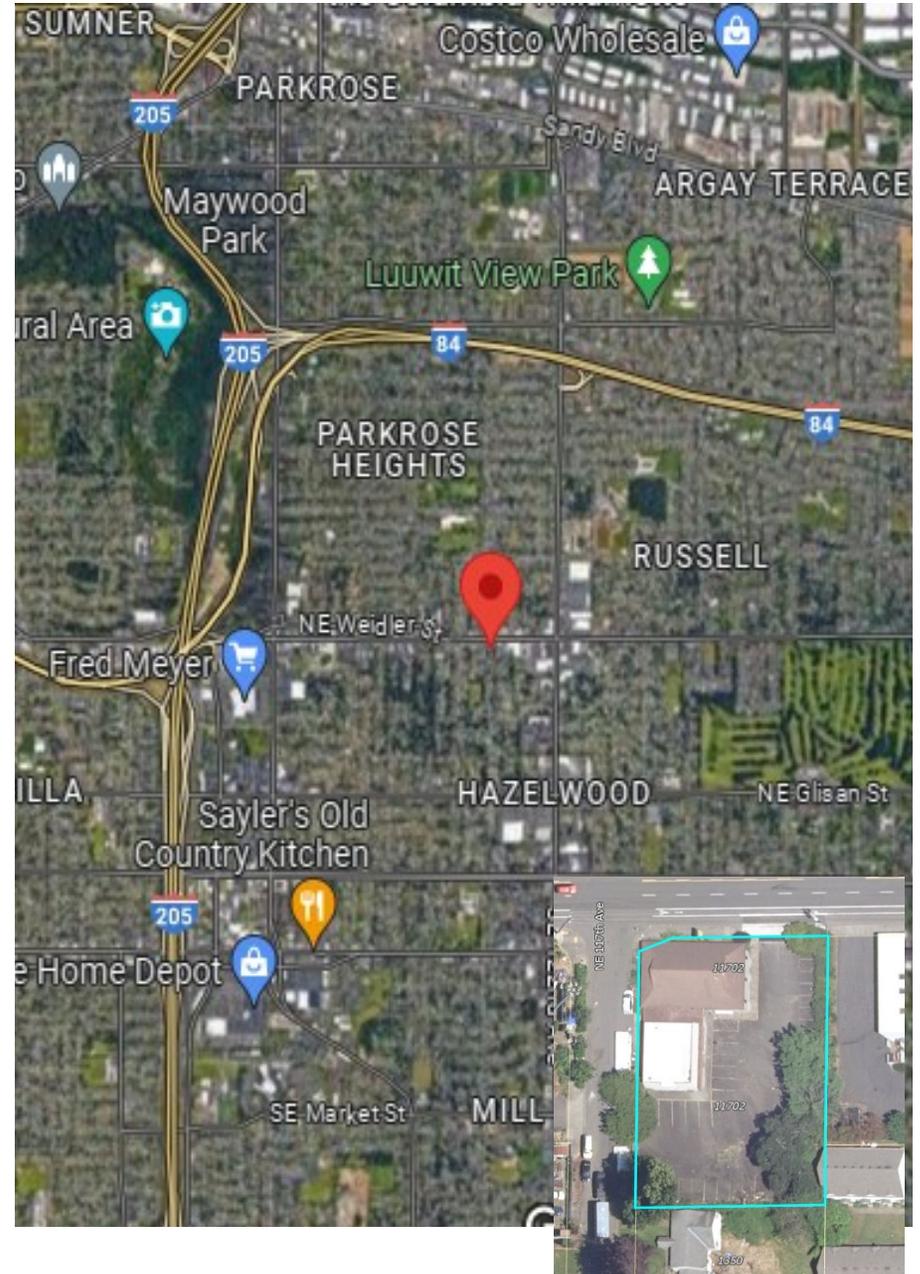
LOCATION MAPS



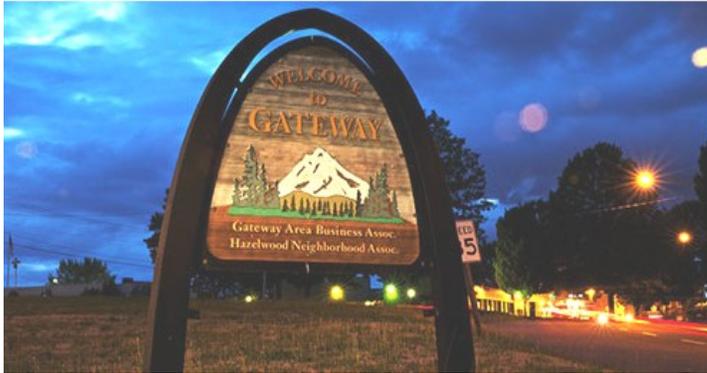
TRAFFIC COUNTS

117TH & HALSEY STREET - 25,502

114TH & HALSEY - 24,502



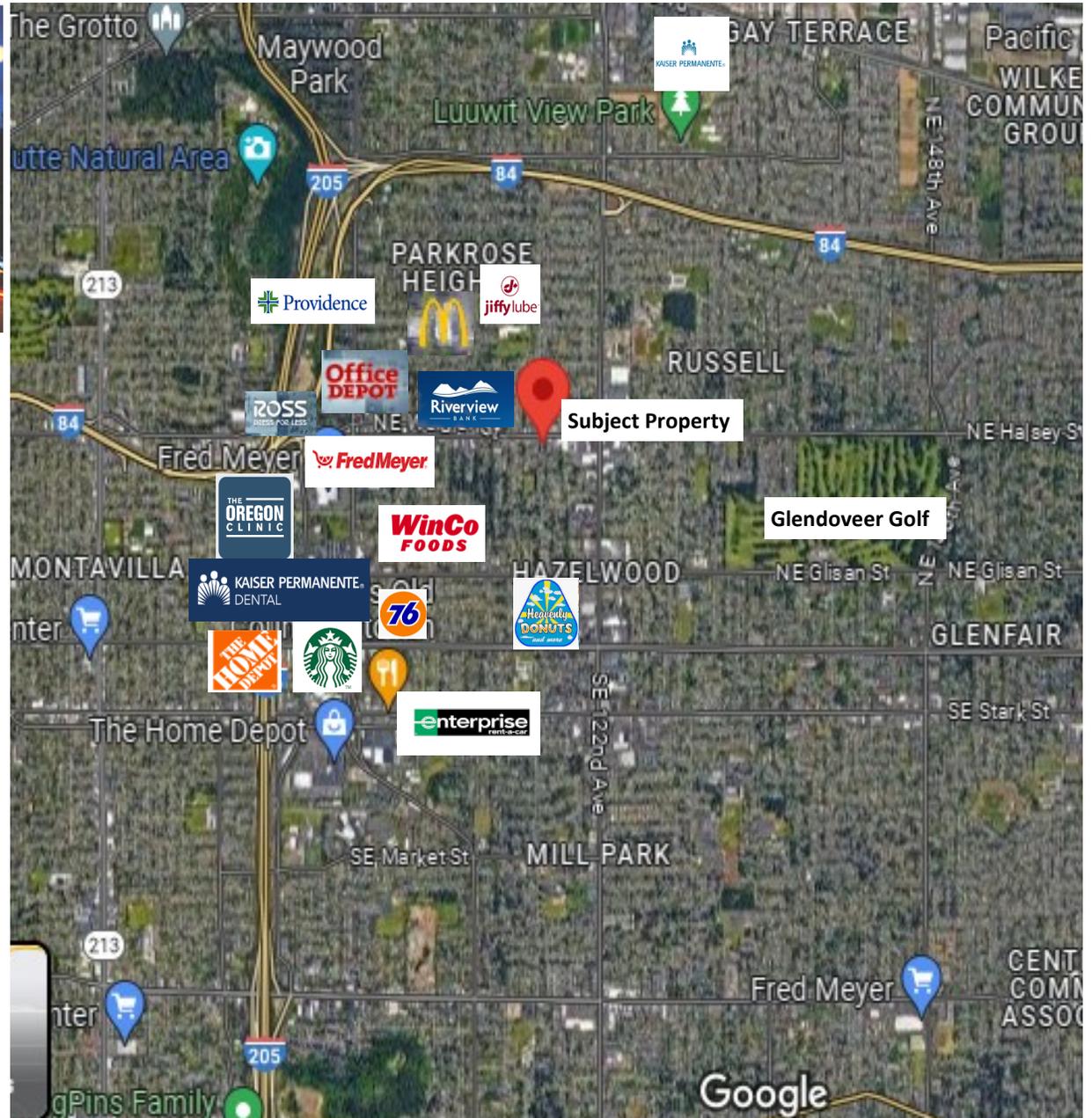
LOCATION & NEARBY AMENITIES



Gateway is well positioned to take advantage of the growing population and employment base in the region. As central and inner city neighborhoods continue to redevelop, demand will increase for housing and employment properties that can offer high quality transportation access and desirable

In February 2000, the [Opportunity Gateway Concept Plan and Redevelopment Strategy](#) was accepted by Prosper Portland and the City Council. Developed by the community, the plan envisioned upgrades to the transportation and open space networks in Gateway, as well as new housing, employment and public institutions such as an education and/or arts center.

To fulfill the Concept Plan, the City Council approved the [Gateway Regional Center Urban Renewal Plan](#) in June 2001. This established the Regional Center as a tax increment district capable of financing up to \$164 million for public improvements over 20 years.



11702 NE HALSEY STREET - PORTLAND, OR 97220

Exclusively Listed By:

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