

FOR SALE INVESTMENT

2237-2249 NW Raleigh Street  
Portland, OR 97210

SALE PRICE  
\$2,870,000



For information, please contact:

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**NEWMARK**

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## The Platt Building

Located in the heart of Portland's sought-after Slabtown neighborhood, The Platt Building offers a rare combination of flexibility, functionality, and location.

The building accommodates a wide range of uses — retail, showroom, office, and flex space — and features soaring high ceilings, a dock-high roll-up door, a 1,500 SF mezzanine, and convenient off-street parking.

Steps from the celebrated retail corridor of NW 23rd, tenants and customers enjoy walkable access to Portland's best local boutiques, top-rated restaurants (**St. Jack's, G-Love, Matador, New Seasons etc.**), **craft breweries (Breakside Brewing)**, and vibrant new residential developments. When logistics demand it, quick I-5 freeway access makes shipping and receiving a breeze.

**Perfect for an investor seeking a prime asset to plant your flag in one of Portland's most dynamic neighborhoods, The Platt Building is an opportunity not to be missed.**

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## Property Highlights

<b>Size</b>	8,800 square feet with a 1,500 square foot mezzanine
<b>Year Built</b>	1978 (Renovated in 2013)
<b>Property Taxes</b>	\$23,685.99 (FY 2025)
<b>Zoning</b>	CM3 – Commercial Mixed Use 3
<b>Incentives</b>	Zoning is within Prosper Portland's Enterprise Zone (E-Zone) Program, that allows property tax exemptions for up to five years in exchange for job creation and public benefits
<b>Sale Price</b>	\$2,870,000
<b>Cap Rate</b>	6.5%
<b>Tenants</b>	Single Tenant building with an annual net operating income of \$186,596.79 (Please don't disturb Tenant)
<b>Garage</b>	Garage, dock high door (current in place)
<b>Parking</b>	Off-street parking - 9 spaces (of which one is used for the dock-high loading)

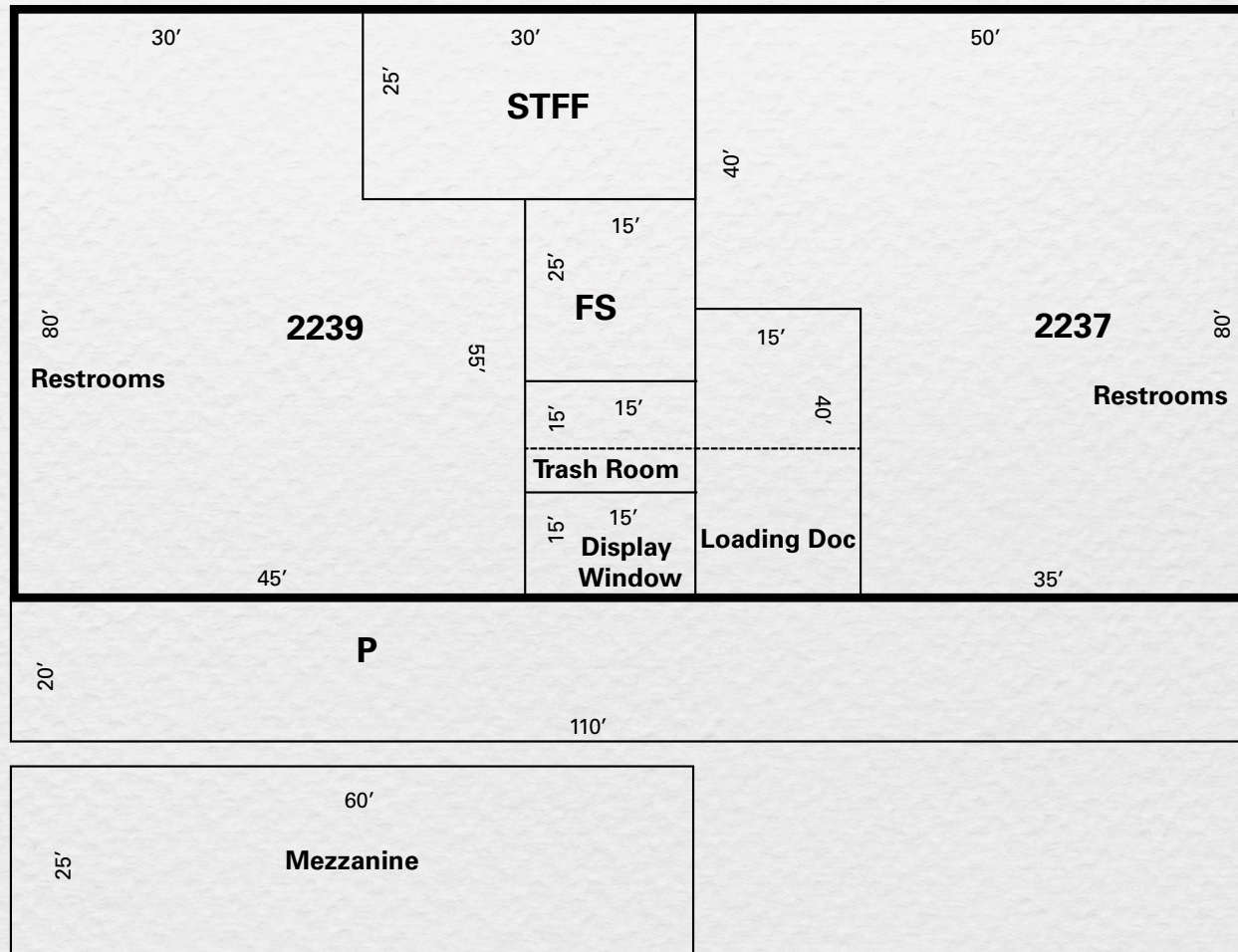
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## Floor Plan





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