

# FOR SALE

6425 N. ALBINA AVE,  
PORTLAND, OR

LOT  
**9,600 SF**  
BUILDING  
**5,000 SF**  
LIST PRICE  
**\$975,000**

## HIGHLIGHTS

### PRIME PENINSULA PARK LOCATION

Excellent corner visibility across from one of Portland's signature parks.

### TWO DISTINCT SPACES

Large, open shop with high ceilings plus a street-facing retail suite.

### FLEXIBLE USE POTENTIAL

Perfect for adaptive reuse such as creative studio, brewery, or fitness.

### INVESTMENT OR OWNER-USER OPPORTUNITY

Offered at \$975,000, ideal for re-tenanting or custom occupancy.

### REDEVELOPMENT POTENTIAL

Zoned for flexible commercial use, allowing for mixed-use or retail-flex projects.

## CONTACT

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# BUILDING FOR SALE

6425 N. ALBINA AVE. | PORTLAND, OR

## PROPERTY DETAILS

### BUILDING SIZE

5,000 SF

### LOT SIZE

9,600 SF

### ZONING

CM1 - COMMERCIAL  
MIXED USE

### SALE PRICE

\$975,000

### CEILING HEIGHT

12'

### FLOOR AREA RATIO

2.5:1

(4:1 WITH BONUS  
PROVISIONS)

### PARKING

YES

PLEASE DO NOT DISTURB  
TENANTS.



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# CONVENIENT NORTH PORTLAND LOCATION

6425 N. ALBINA AVE. | PORTLAND, OR



## LOCATION FEATURES

### VIBRANT NORTH PORTLAND SETTING

Surrounded by established neighborhoods and growing residential density.

### STRONG DEMOGRAPHICS & TRAFFIC

Near N Killingsworth and Interstate Ave corridors with excellent car, bike, and transit access.

### CHARACTER & VISIBILITY

Classic industrial façade with roll-up doors and strong street presence along N Albina Avenue.

### COMMUNITY ANCHOR

Directly across from the expansive Peninsula Park, drawing steady local and visitor activity.

### WALKABLE AMENITY BASE

Within blocks of local cafes, restaurants, and small businesses.

### ON-SITE PARKING

Dedicated lot for customers and tenants

### CREATIVE FLEXIBILITY

Ideal for users seeking distinctive, high-character space adaptable to a wide range of business types.



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## CONTACT

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