

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

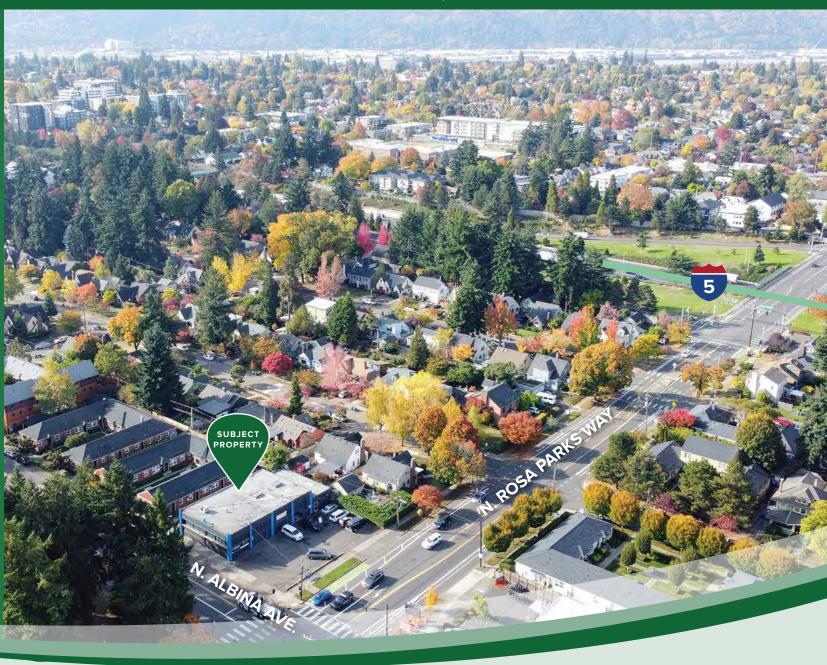
2.5:1

(4:1 WITH BONUS PROVISIONS)

PARKING

YES

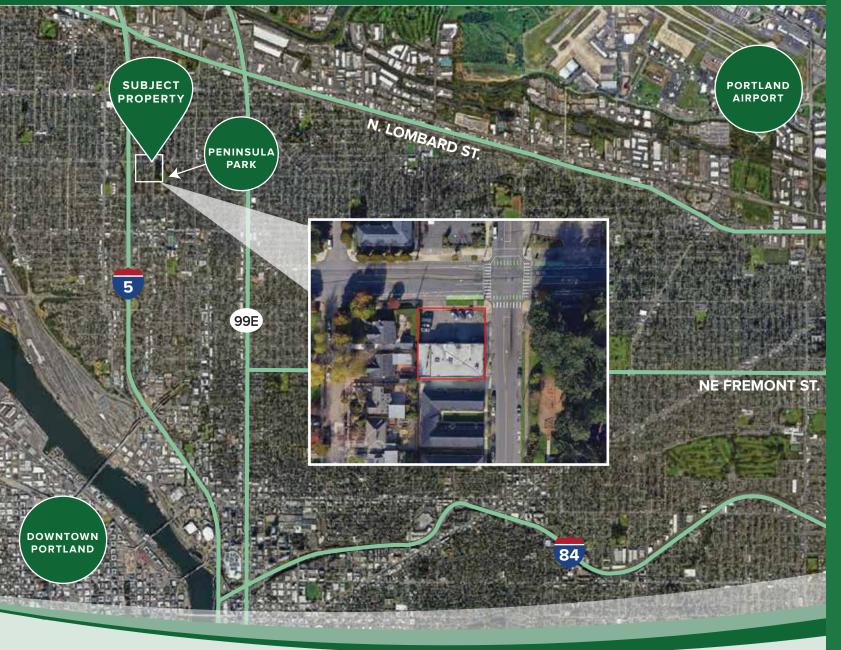
PLEASE DO NOT DISTURB TENANTS.





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.



CONTACT

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