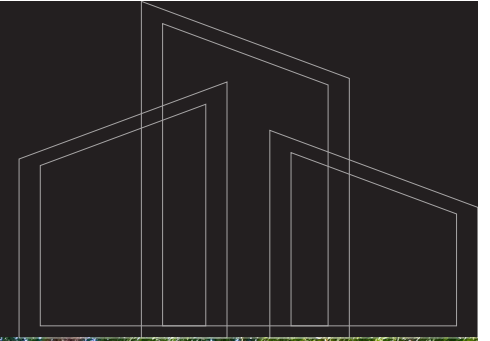


FOR SALE - \$5,000,000

Historic Church located between the Hawthorne & Richmond Neighborhoods

1975 SE 30th Avenue, Portland, OR
Corner of SE 30th Avenue & SE Harrison Street



Historic Colonial Heights Church Building and Grounds
26,222+/- Square Foot Building | 1.83 Acre Site

- Church facility available with large campus and off-street parking
- Located in a residential neighborhood of Close-in SE Portland
- Ideal opportunity for religious institution, private school, childcare, or performing arts center

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Investment Sales & Commercial Leasing

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Pristine Historic Church Facility For Sale

Sale Details

- Sale Price: \$5,000,000 | \$190.68 per square foot
- Land Area: 1.83 acres | 79,586sf
- Zoning: R5
- APNs: R212063 & R212064
- Parking: 56 spaces, plus drop-off/pick-up aisle and ample street parking
- Year Built: 1929
- Building Area: 26,222 sf

Property Highlights

- Large stunning chapel plus a secondary performance auditorium with stage.
- Over 20 classrooms/meeting rooms of various sizes.
- Administrative office space.
- Large Commercial Kitchen and one smaller service kitchen.
- 56 parking spaces.
- Facilities are professionally managed and move-in ready.
- Built 1929.
- 1.83 acre beautifully landscaped campus with prominent corner location.
- New Boiler and Heating Systems.

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Chapter 33.110
Single-Dwelling Zones

Title 33, Planning and Zoning
10/1/24

Table 110-1
Single-Dwelling Zone Primary Uses

Industrial Categories						
Bulk Fossil Fuel Terminal	N	N	N	N	N	N
Railroad Yards	N	N	N	N	N	N
Waste-Related	N	N	N	N	N	N
Institutional Categories						
Basic Utilities	L/CU [4]	L/CU [4]	L/CU [4]	L/CU [4]	L/CU [4]	L/CU [4]
Community Service	L/CU [5]	L/CU [5]	L/CU [5]	L/CU [5]	L/CU [5]	L/CU [5]
Parks And Open Areas	L/CU [6]	L/CU [6]	L/CU [6]	L/CU [6]	L/CU [6]	L/CU [6]
Schools	CU	CU	CU	CU	CU	CU
Colleges	CU	CU	CU	CU	CU	CU
Medical Centers	CU	CU	CU	CU	CU	CU
Religious Institutions	CU	CU	CU	CU	CU	CU
Daycare	L/CU [7]	L/CU [7]	L/CU [7]	L/CU [7]	L/CU [7]	L/CU [7]
Other Categories						
Agriculture	L [8]	L [8]	L/CU [9]	L/CU [9]	L [10]	L [10]
Aviation And Surface Passenger Terminals	CU	N	N	N	N	N
Detention Facilities	N	N	N	N	N	N
Mining	CU	N	N	N	N	N
Radio Frequency Transmission Facilities	L/CU [11]	L/CU [11]	L/CU [11]	L/CU [11]	L/CU [11]	L/CU [11]
Railroad Lines And Utility Corridors	CU	CU	CU	CU	CU	CU

Y = Yes, Allowed

L = Allowed, But Special Limitations

CU = Conditional Use Review Required

N = No, Prohibited

Daycare. This regulation applies to all parts of Table 110-1 that have a [7]. Daycare uses are allowed by right if locating within a building that contains or contained a College, Medical Center, School, Religious Institution, or a Community Service use.

Zoning Overview

Zone: R5 - Residential 5,000

Religious Institution, education or childcare uses are conditionally permitted uses within the R5 Zone. These uses would be ideal for the property, and are likely to be granted conditional use approval, according to the city. Buyers to complete their own due diligence on permitted uses.

The property will be sold with a Preservation Easement protecting the architectural value of the building exterior. Contact Broker for details.



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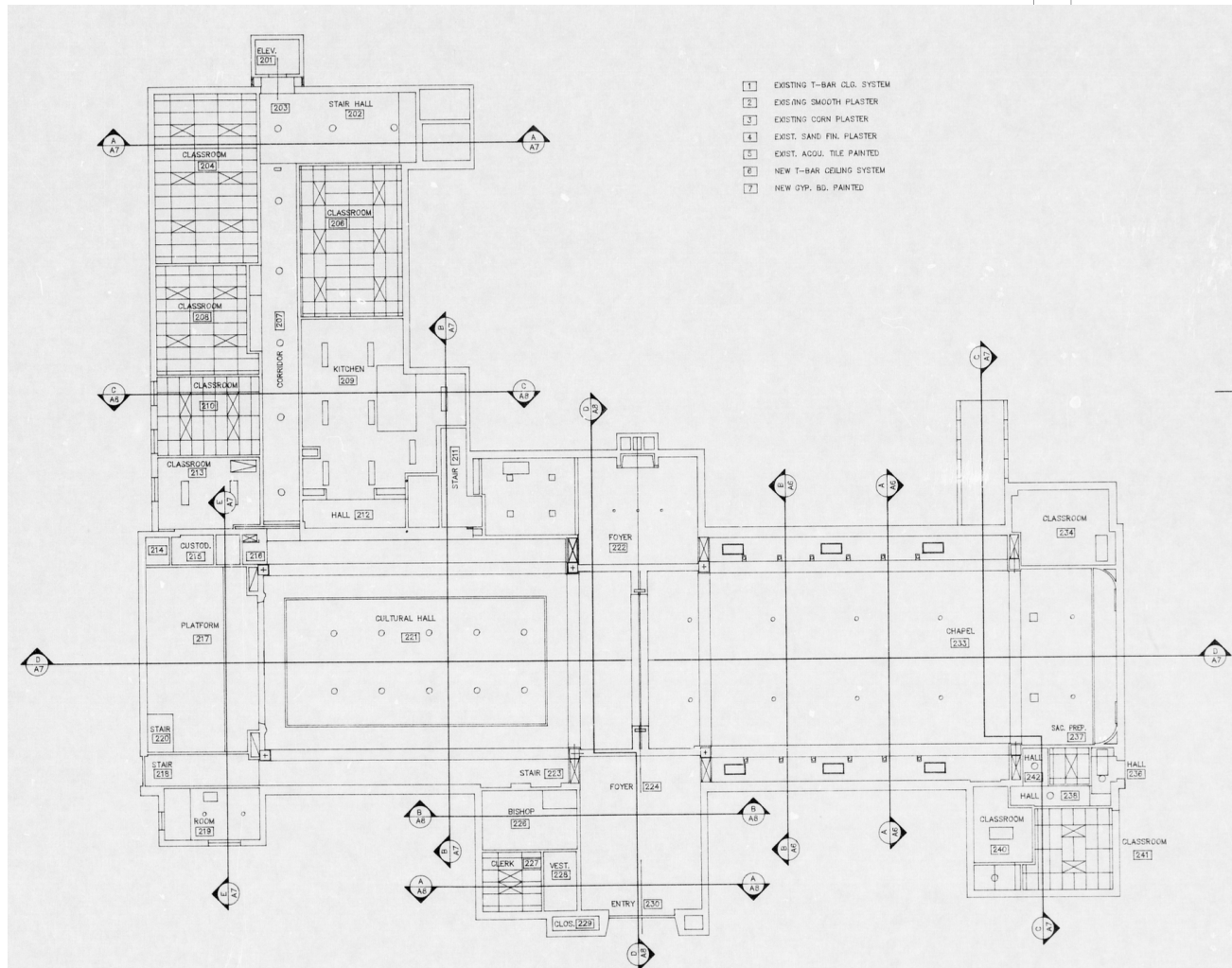


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Floor Plan Upper Level



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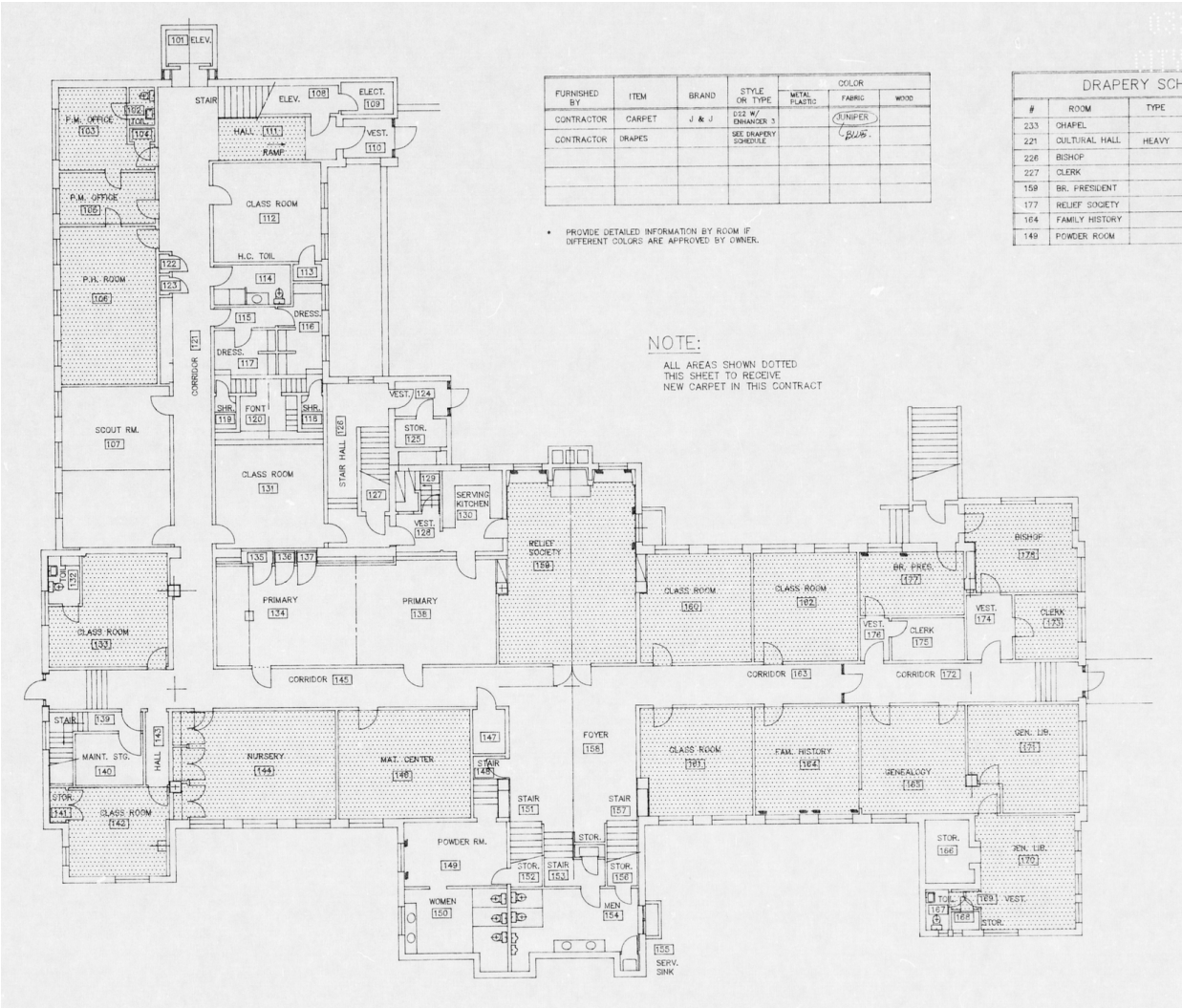
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Floor Plan

Lower Level



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