

FOR SALE

OWNER / USER OPPORTUNITY

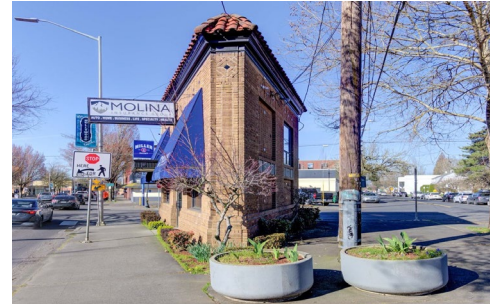
4515 NE Sandy Blvd. | Portland, OR 97213



900 Washington St, Suite 850, Vancouver, WA
360.597.0574 | www.fg-cre.com

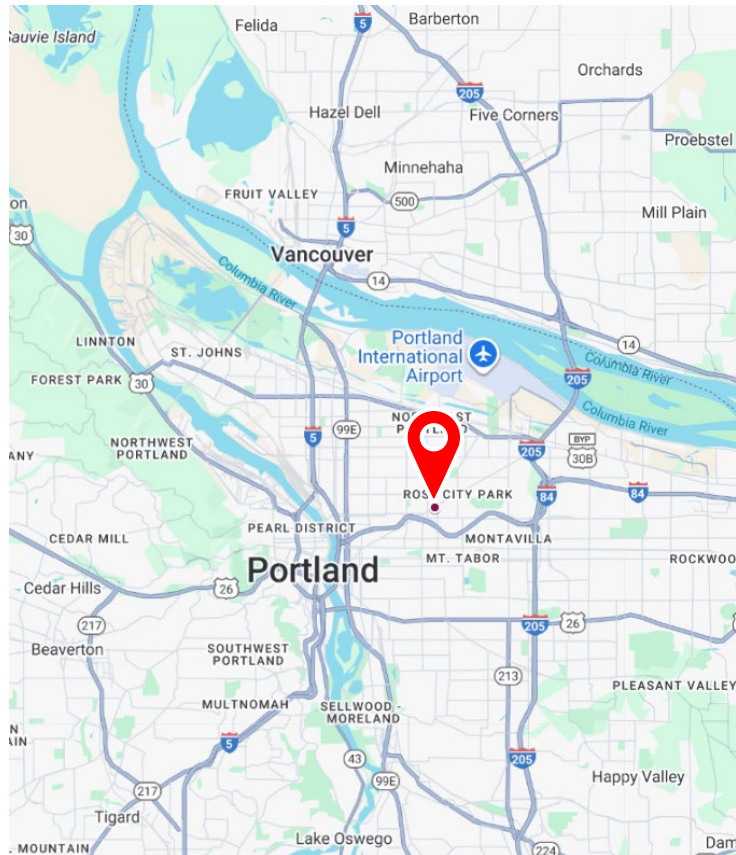
Price
Reduced!

OWN YOUR OWN BLOCK



PROPERTY HIGHLIGHTS

- Owner/User opportunity with prime Sandy Blvd visibility
- Two-story building ± 819 SF
- Zoning: Commercial (CZ) — ideal for retail, office, or service-based uses
- Sale Price: ~~\$500,000~~ \$450,000
- Excellent street exposure along Sandy Blvd



FOR MORE INFORMATION:

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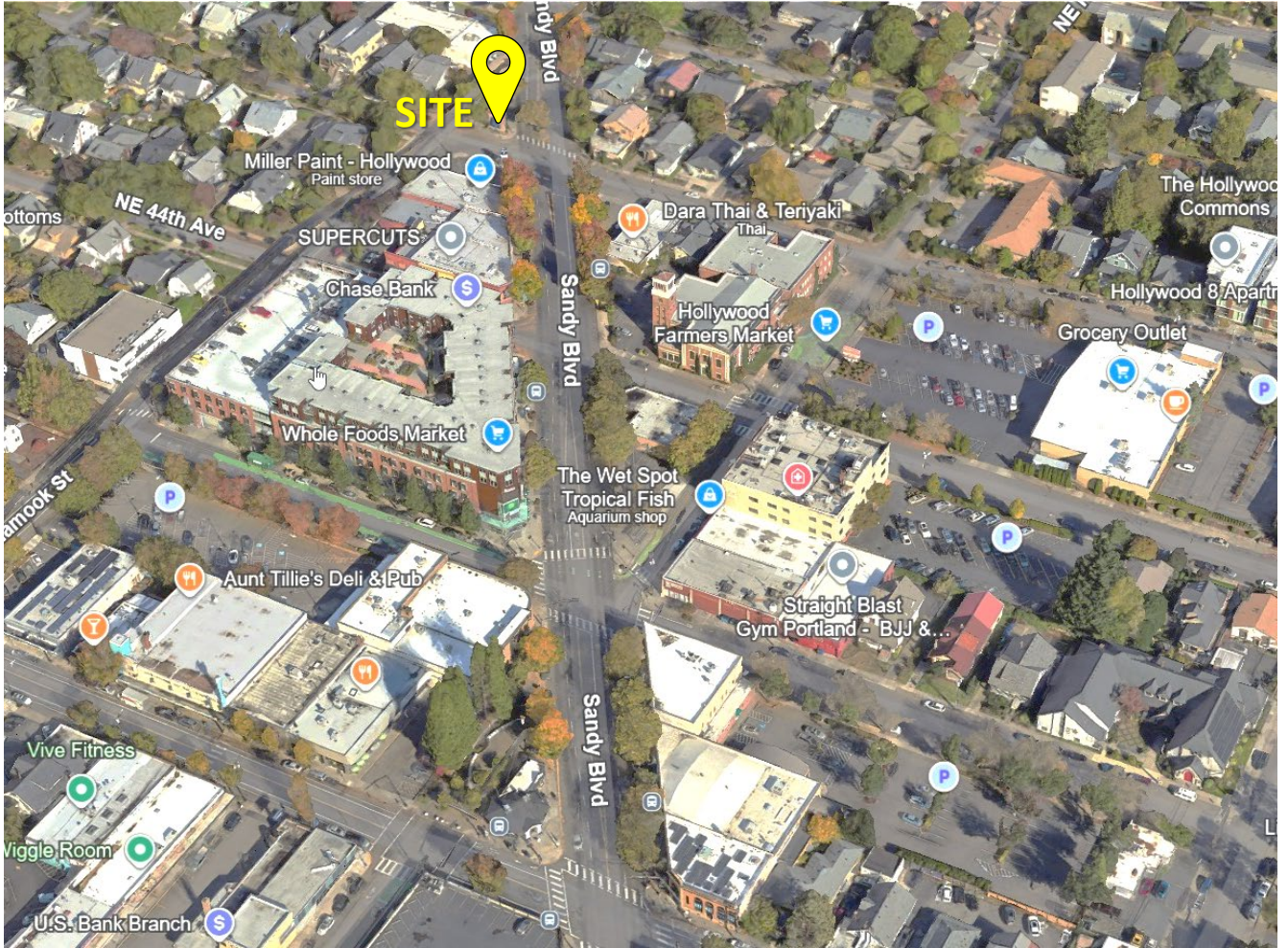
FOR LEASE

OWNER / USER OPPORTUNITY

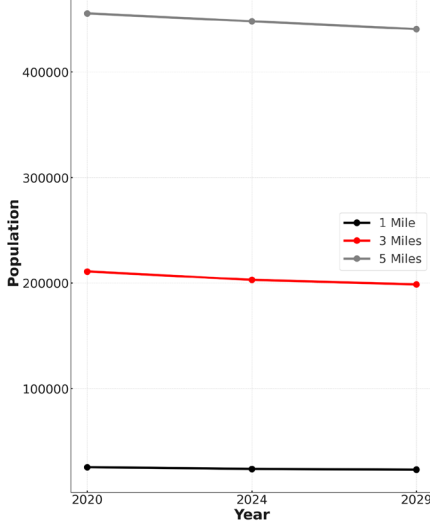
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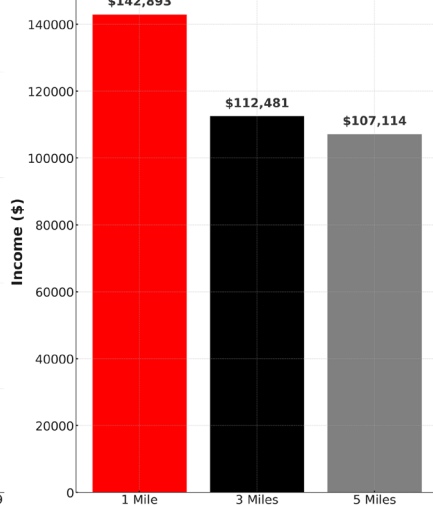
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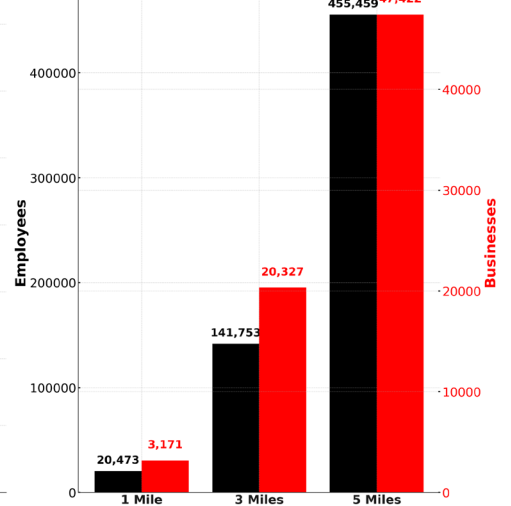
Population Trends (2020-2029)



Avg Household Income by Radius



Daytime Employment & Businesses



This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.