

# FOR SALE

## 4030-4040 SE DIVISION STREET, PORTLAND, OR



# \$200k Price Drop!

Owner—User or Development Opportunity



EXCLUSIVELY OFFERED BY DOUG BEAN & ASSOCIATES, INC.:

**Andrew Bean**

[abean@dougbean.com](mailto:abean@dougbean.com) | 503-222-5100

Licensed in Oregon

1200 NW Naito Parkway, Suite 180 • Portland, OR 97209

*Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to his own satisfaction.*

**Adam Bean**

[adambean@dougbean.com](mailto:adambean@dougbean.com) | 503-222-5100

Licensed in Oregon



# RETAIL / FLEX / MIXED-USE

# FOR SALE



Price | ~~\$1,295,000~~ **\$1,095,000**

Building Size | 4,500 SF (+/-)

Lot Size | 6,000 SF (+/-)

Zoning | Commercial Mixed-Use 2 (CM2)

## Property Details |

- Corner property
- Multiple storefronts
- Significant interior demo already completed
- New sewer line
- 2 bathrooms
- 2 curb-cuts

## Highlights |

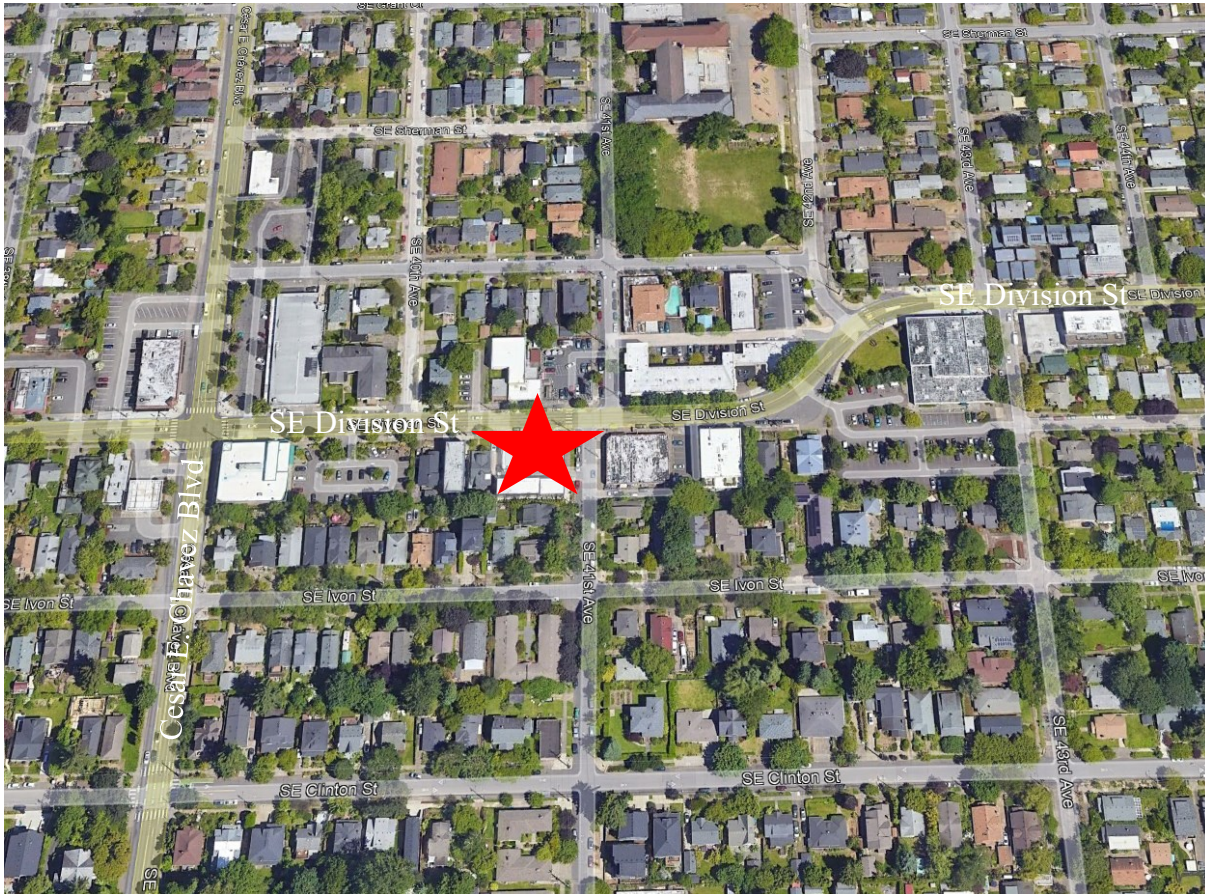
The Richmond neighborhood is a classic Portland neighborhood with a lovely mix of new and historic commercial and residential properties.

Seller financing is available. Creative financing structures available to help accommodate redevelopment.

*Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to his own satisfaction.*

# RETAIL / FLEX / MIXED-USE

# FOR SALE



EXCLUSIVELY OFFERED BY DOUG BEAN & ASSOCIATES, INC.:

**Andrew Bean**

[abean@dougbean.com](mailto:abean@dougbean.com) | 503-222-5100

Licensed in Oregon

1200 NW Naito Parkway, Suite 180 • Portland, OR 97209

*Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to his own satisfaction.*

**Adam Bean**

[adambean@dougbean.com](mailto:adambean@dougbean.com) | 503-222-5100

Licensed in Oregon

