

CLOSE-IN DEVELOPMENT OPPORTUNITY FOR SALE!  
**CORNER SITE IN OPPORTUNITY ZONE**  
1537 SE MORRISON STREET, PORTLAND, OR



SE MORRISON ST FRONT VIEW – 1523-1537 SE MORRISON STREET



CORNER VIEW – SE MORRISON STREET & SE 16<sup>TH</sup> AVENUE



SE 16<sup>TH</sup> AVENUE VIEW – INCLUDING GARAGE SPACE IN REAR

**Opportunity Zone  
Development Site –  
1537 SE Morrison  
Street in Portland**

- ~0.23 Acre Site; ~10,000 SF
- Current Single-Story Buildout of ~8,607 S,F Comprised of Four Separate Rentable Tenant Spaces
- Zoned CM2d(MU-U)
- Located in the Portland Inner Eastside Opportunity Zone!

Priced at:

**\$1,800,000**

**KEENAN & PARTNERS**

**CONSULTING BROKERAGE AND ADVISORY**

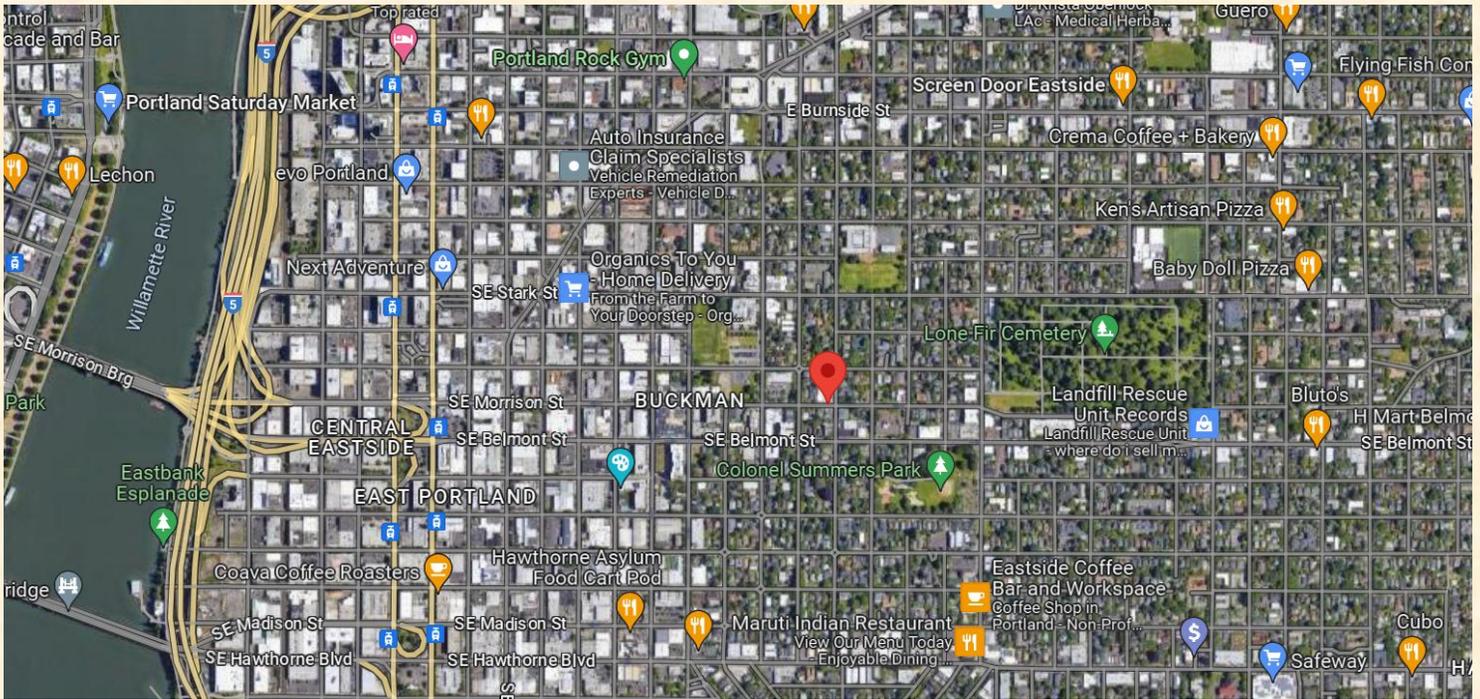
**Tom Keenan**

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**(503) 705-6393**

**OR RE Lic. #200506363**

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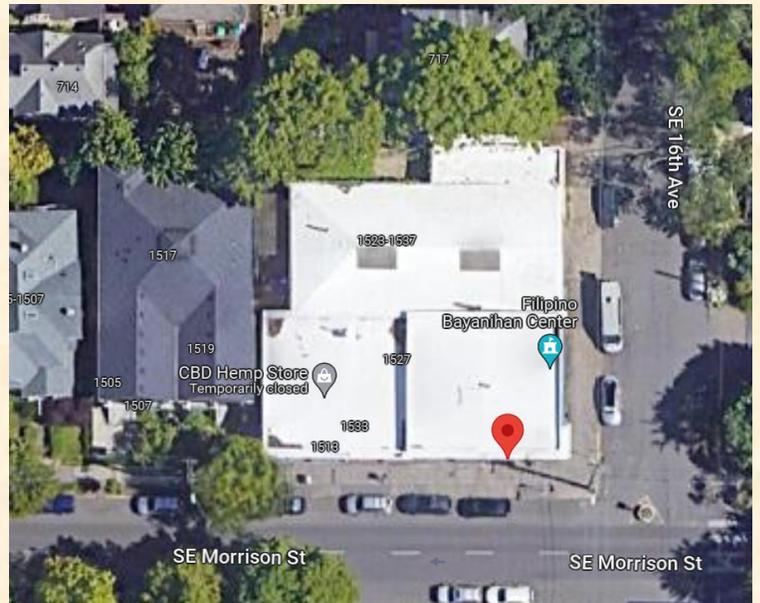


AERIAL VIEW OF SE PORTLAND INNER EAST SIDE, WITH SITE MARKED IN RED

**EXCELLENT PORTLAND INNER EAST SIDE LOCATION!**

**-10,000 SQUARE FOOT SITE, LOCATED AT THE HARD CORNER OF SE MORRISON STREET AND SE 16<sup>TH</sup> AVENUE. BUILDING IS PARTIALLY LEASED – CONTACT BROKER FOR DETAILS.**

**PROPERTY CURRENTLY PRODUCING INCOME, WITH OUTSTANDING RE-DEVELOPMENT POTENTIAL!**



AERIAL VIEW CLOSE UP – CORNER OF SE MORRISON STREET AND SE 16<sup>TH</sup> AVENUE.

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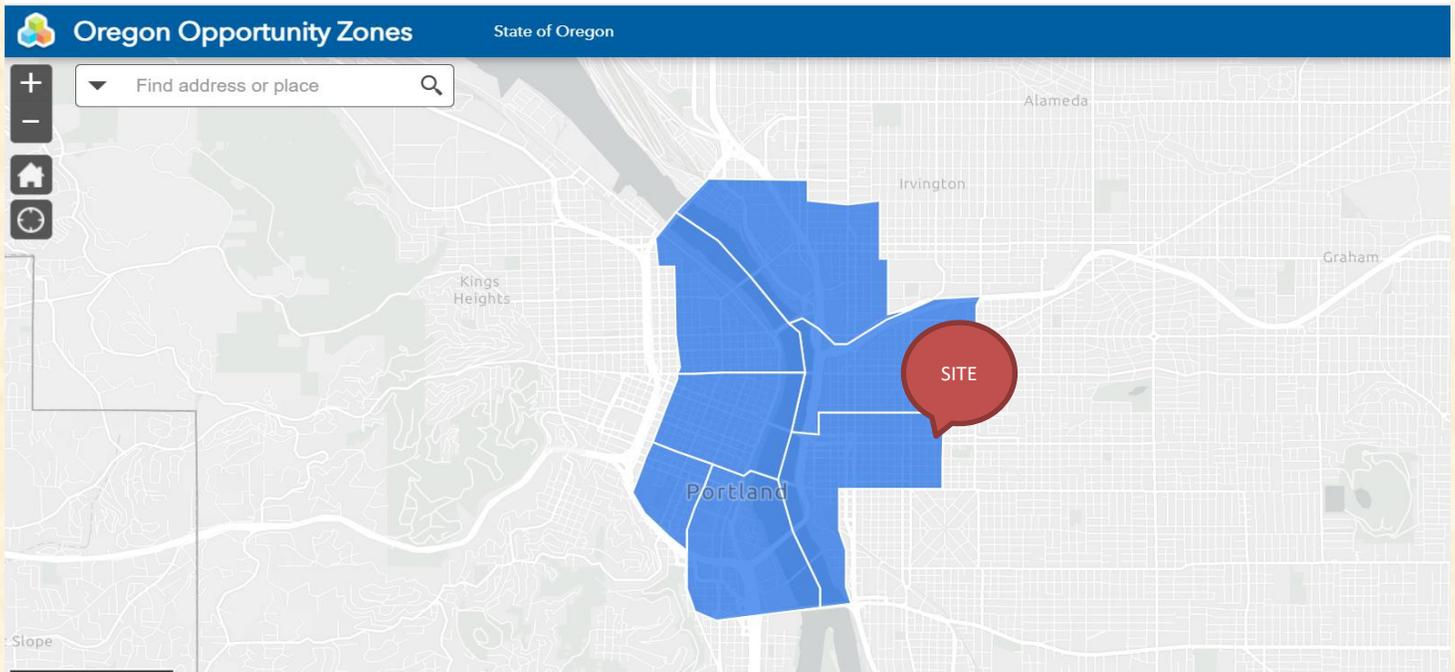
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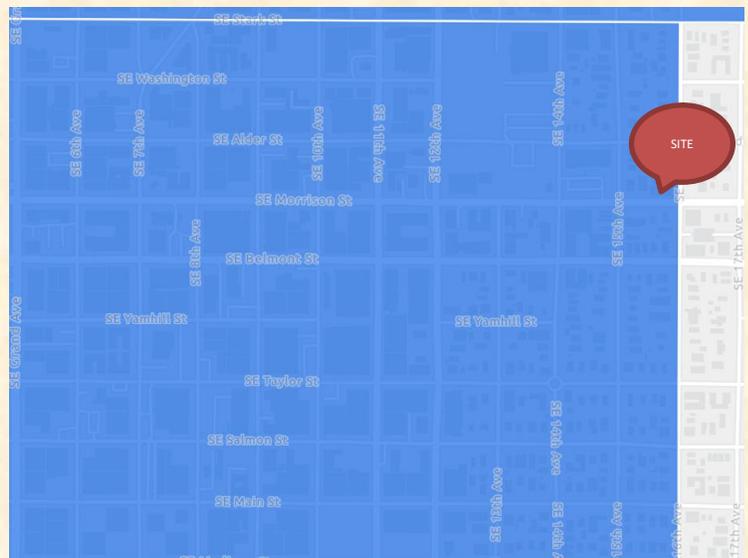
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MAP OF PORTLAND OPPORTUNITY ZONES, WITH SITE LOCATION MARKED AS SHOWN

# OPPORTUNITY ZONE LOCATION!

PROPERTY LIES IN PORTLAND'S  
INNER EAST SIDE OPPORTUNITY  
ZONE, OFFERING NUMEROUS  
TAX, INVESTMENT, AND  
FINANCING ADVANTAGES.



CLOSE-UP MAP OF PORTLAND INNER EAST SIDE OPPORTUNITY ZONE, WITH SITE LOCATION MARKED AS SHOWN

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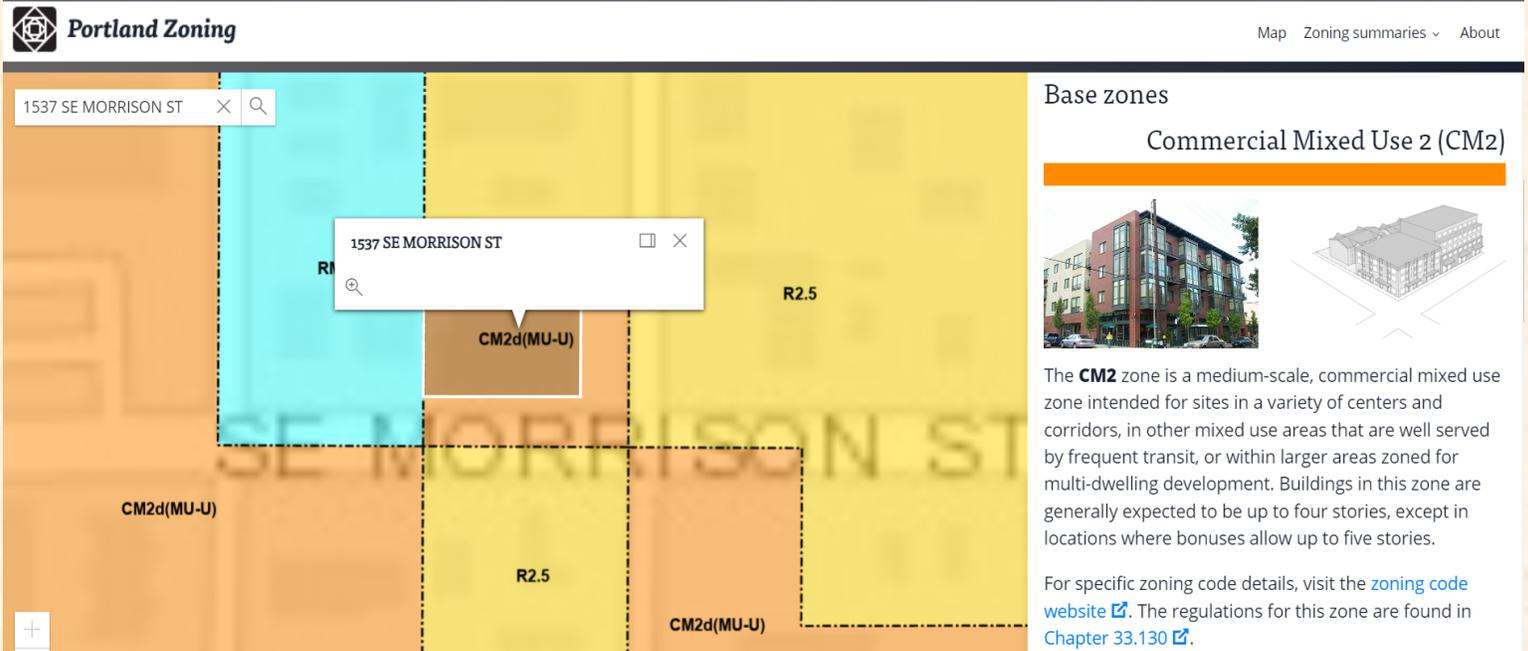
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ZONING MAP, WITH SITE DEPICTED AS SHOWN

CITY OF PORTLAND CM2 ZONING,  
WITH d(MU-U) OVERLAY,  
ALLOWING BUILDING HEIGHT OF  
UP TO 45 FEET (55 FEET WITH  
BONUS), AND A WIDE VARIETY OF  
USES.

FURTHER ZONING DETAIL AS  
SHOWN.

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### Base zones

#### Commercial Mixed Use 2 (CM2)



The **CM2** zone is a medium-scale, commercial mixed use zone intended for sites in a variety of centers and corridors, in other mixed use areas that are well served by frequent transit, or within larger areas zoned for multi-dwelling development. Buildings in this zone are generally expected to be up to four stories, except in locations where bonuses allow up to five stories.

For specific zoning code details, visit the [zoning code website](#). The regulations for this zone are found in [Chapter 33.130](#).

Generally, the uses and character of this zone are oriented towards:



RETAIL



OFFICE



RESIDENTIAL



INDUSTRY



INSTITUTIONAL



OPEN SPACE

Specific allowable uses include: retail sales and services, office space, household living, vehicle repair, institutional uses and limited manufacturing uses.

#### Quick facts

<b>Location</b>	This zone is generally applied on prominent streets that are well served by transit, such as NW 23rd, SE Foster, N Lombard and NE Sandy.
<b>45'</b>	<b>maximum height</b> , which is generally 4 stories, increasing to 55' (5 stories) with bonus provisions in some areas.
<b>2.5:1 FAR</b>	increasing to 4:1 with bonus provisions.
<b>Parking</b>	is generally not required for non-residential uses, or for residential development that contains fewer than 30 dwelling units when development is located near transit. Parking is generally required for larger residential / mixed-use developments and in locations farther from transit.

GENERAL ZONING INFORMATION