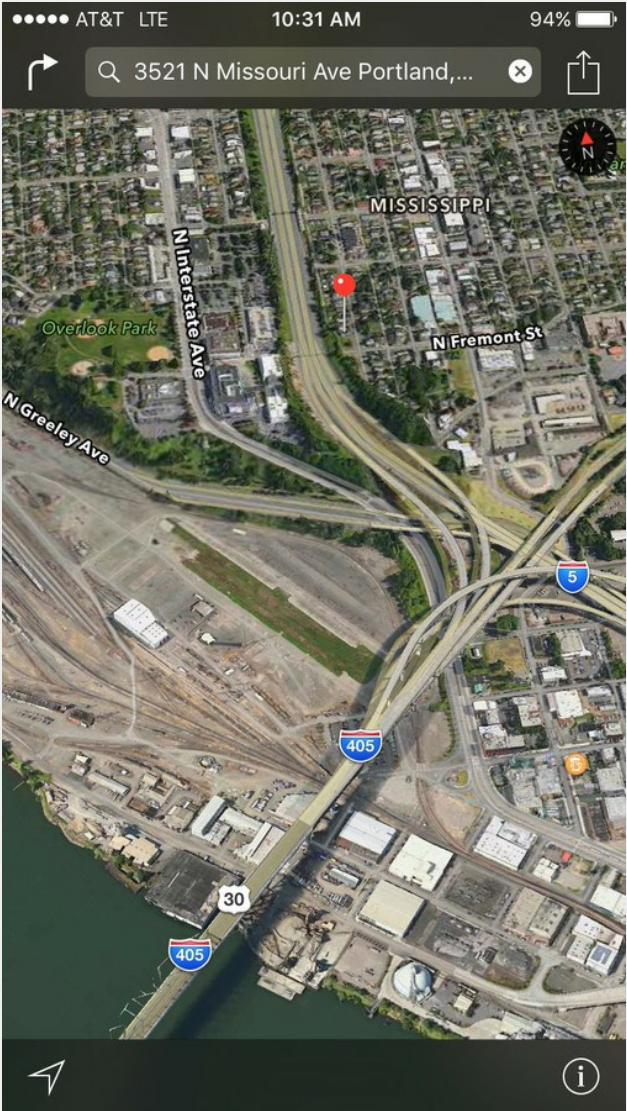


# R-2 View Lots Just West of Mississi...

3521 N Missouri Ave, Portland, OR 97227

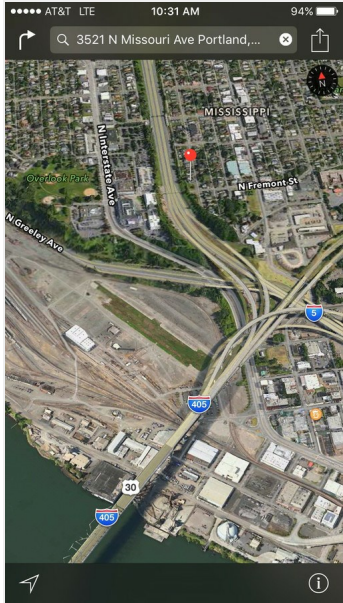
Presented by  
R.A. Baranzano Company



Price: Upon Request

# R-2 View Lots Just West of Mississippi Shops

3521 N Missouri Ave, Portland, OR 97227



Build 2 Architecturally Significant Homes on a partitioned 4,411sf Lot to have a View of West Hills, Downtown and, Fremont Bridge. One 2,255 Corner Lot and One 2,156 Interior Lot, both with Views. Attached Partition Plan Illustrates 2 Stories, could be 3 Stories with Penthouse Deck. Allows Single Family Homes with ADUs or, Ideal for a bold design in order to integrate an easy to manage Airbnb Capability into a Luxury Home. No Hotels in Neighborhood. Two Blocks from "Remote.ly", which is pay by the day Creative Workspace with a View in the Flatiron Building.

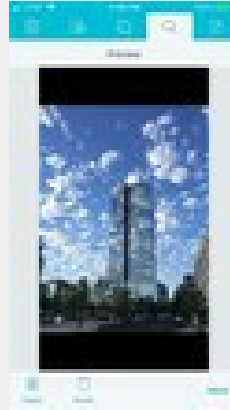
Corner Property to be partitioned into two 2,200sf Square Lots

About 30 Restaurants, Taverns and Coffee Shops within 6 Blocks. Eclectic Mix of Shops with 3 Live Music Venues.

Fantastic Highway Access yet contained in Neighborhood

Surrounded by Major Employment Centers

Interstate-5 Pedestrian Bridge at N Failing Connects the Mississippi Neighborhood to North Interstate Light Rail and Beautiful Overlook Park



**Rich Baranzano**

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(503) 330-8100

**R.A. Baranzano Company**

1133 NW 11th Ave Apt 607

Portland, OR 97209

# **R-2 View Lots Just West of Mississippi Shops**

3521 N Missouri Ave, Portland, OR 97227

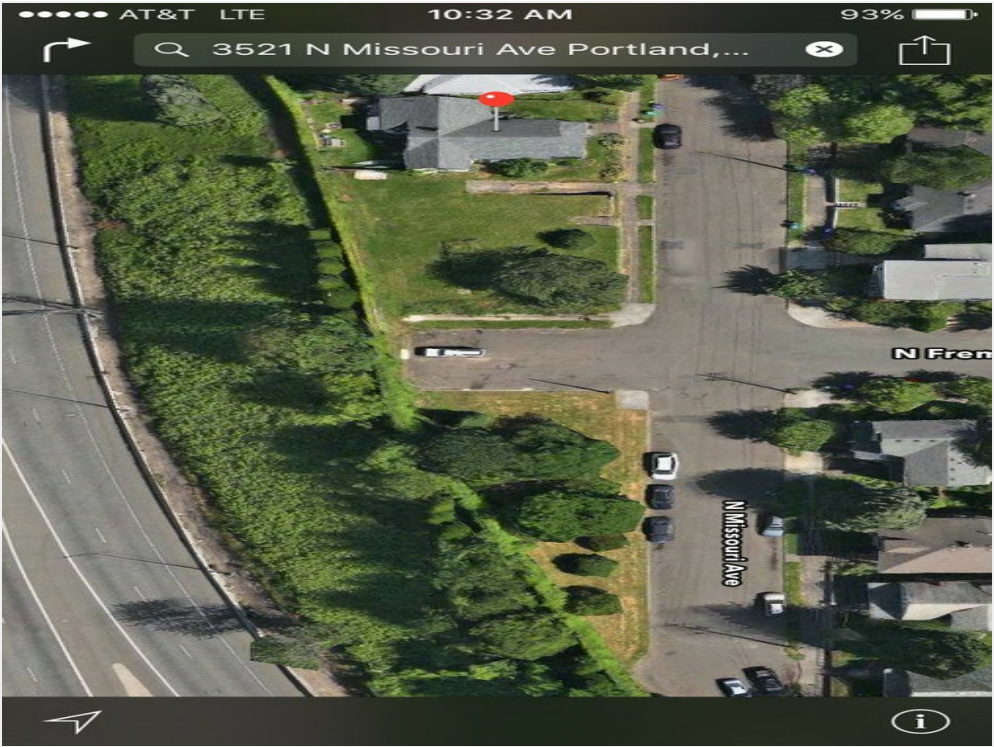
# R-2 View Lots Just West of Mississippi Shops

3521 N Missouri Ave, Portland, OR 97227

## Property Photos



Unique Mississippi Neighborhood



Pocket Green Area Across Fremont

# R-2 View Lots Just West of Mississippi Shops

3521 N Missouri Ave, Portland, OR 97227

## Property Photos



Previous Home Site



Second Floor View Potential

# R-2 View Lots Just West of Mississippi Shops

3521 N Missouri Ave, Portland, OR 97227

## Property Photos



Above Street Level

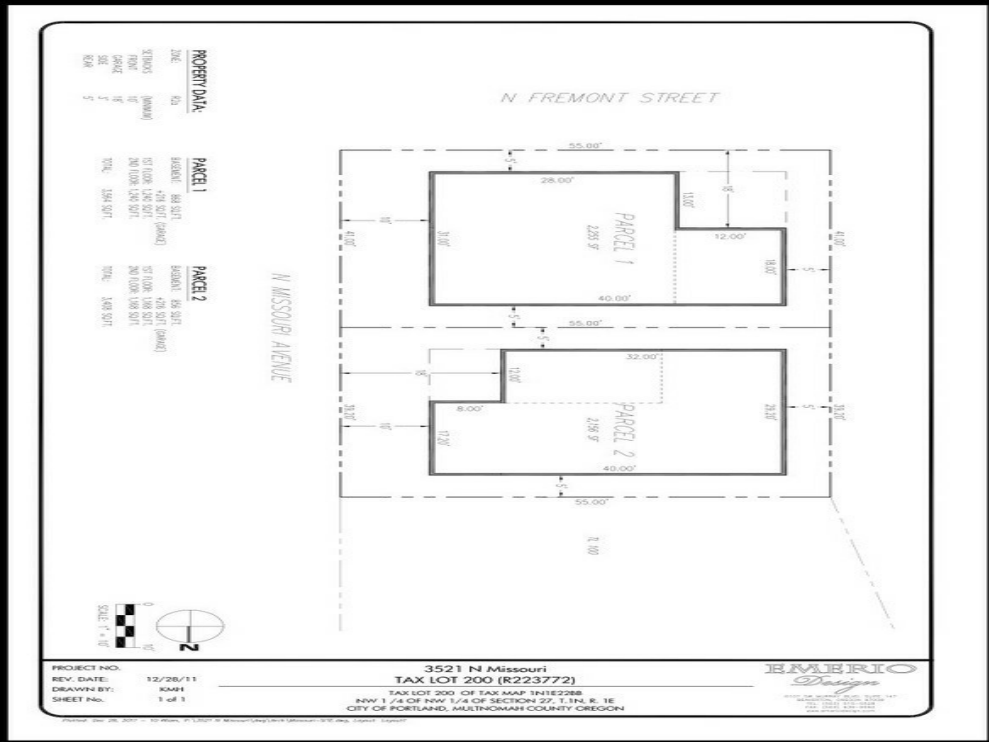


Planned 40 Foot Frontage per Lot

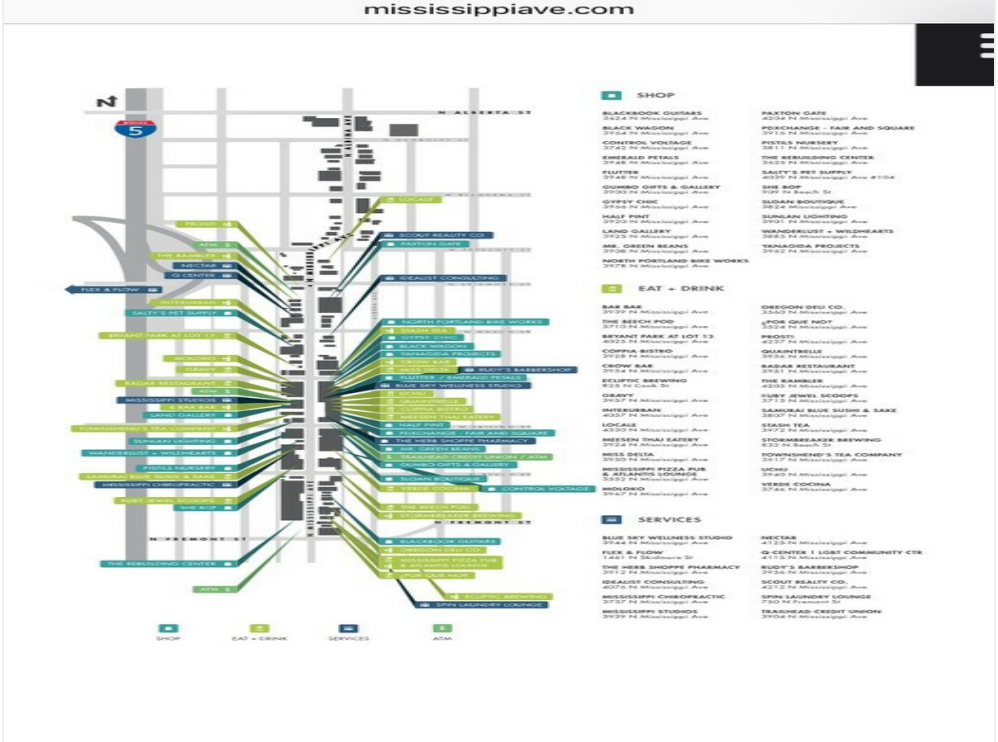
# R-2 View Lots Just West of Mississippi Shops

3521 N Missouri Ave, Portland, OR 97227

## Property Photos



Partition Plan Maximizing Frontage



Mississippi Shops and Eateries

# R-2 View Lots Just West of Mississippi Shops

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## Property Photos



"Remote.ly" Shared Office Space in Flatiron Building



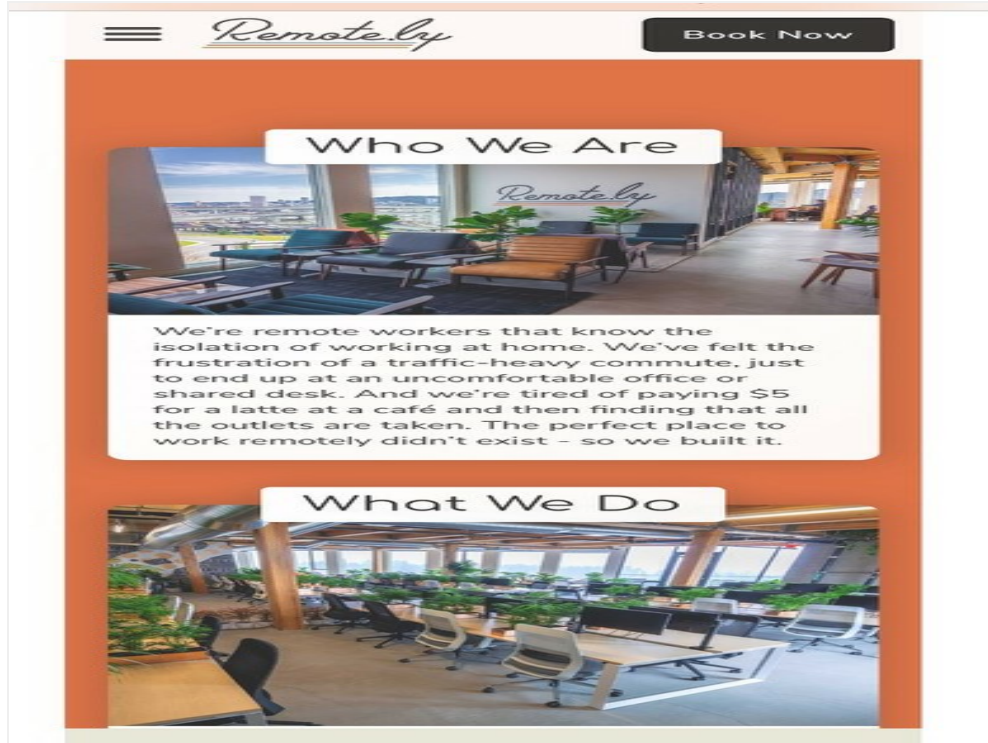
Cross Laminated Lumber Home Concept



# R-2 View Lots Just West of Mississippi Shops

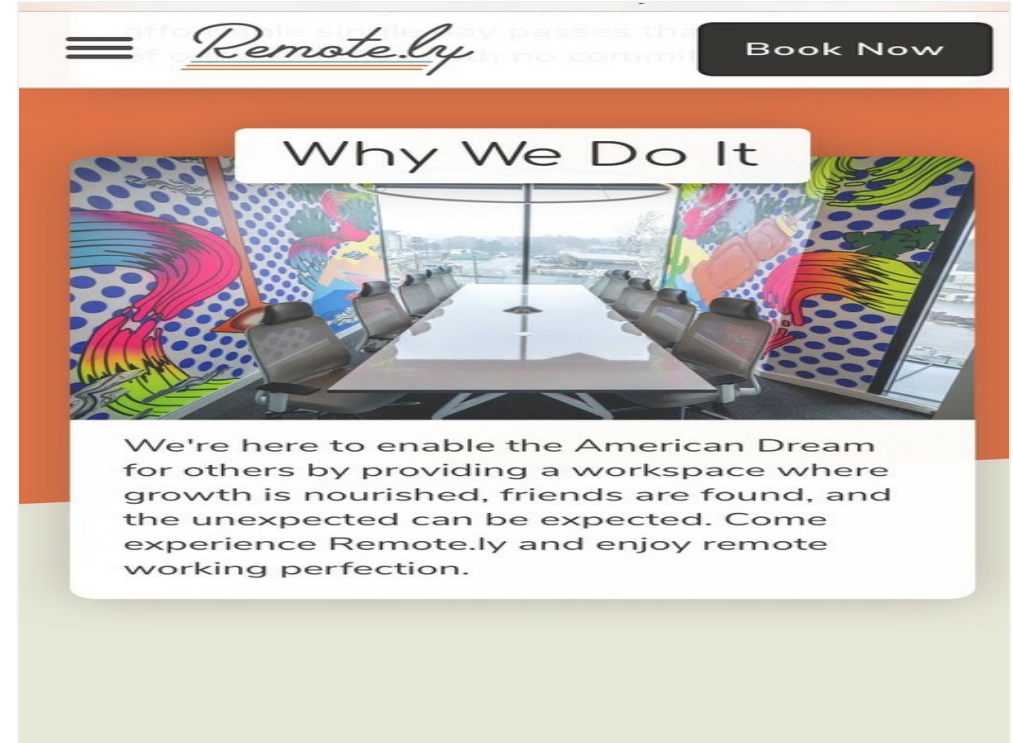
3521 N Missouri Ave, Portland, OR 97227

## Property Photos



The screenshot shows the top of the Remote.ly website. It features a navigation menu with a hamburger icon, the Remote.ly logo, and a 'Book Now' button. Below the navigation is a large orange banner. The banner is divided into two sections. The top section is titled 'Who We Are' and features a photograph of a modern lounge area with blue sofas and a coffee table. Below the photo is a text box with the following text: 'We're remote workers that know the isolation of working at home. We've felt the frustration of a traffic-heavy commute, just to end up at an uncomfortable office or shared desk. And we're tired of paying \$5 for a latte at a café and then finding that all the outlets are taken. The perfect place to work remotely didn't exist - so we built it.' The bottom section is titled 'What We Do' and features a photograph of a large, open-plan office space with many desks, computers, and office chairs. The office has large windows and a modern, industrial aesthetic.

"Remote.ly" Shared Office Space



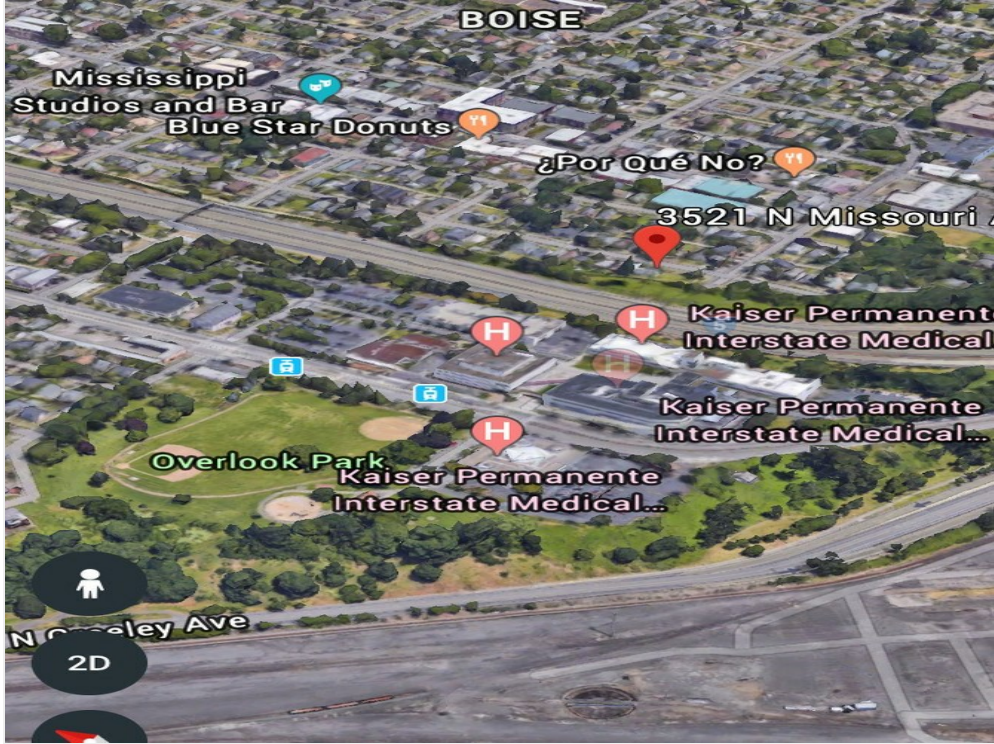
The screenshot shows the top of the Remote.ly website, similar to the previous one. It features a navigation menu with a hamburger icon, the Remote.ly logo, and a 'Book Now' button. Below the navigation is a large orange banner. The banner is divided into two sections. The top section is titled 'Why We Do It' and features a photograph of a conference room with a long table and several chairs. The walls are decorated with colorful, abstract art. Below the photo is a text box with the following text: 'We're here to enable the American Dream for others by providing a workspace where growth is nourished, friends are found, and the unexpected can be expected. Come experience Remote.ly and enjoy remote working perfection.'

Shared Office Facility 2 Blocks away

# R-2 View Lots Just West of Mississippi Shops

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## Property Photos



Light Rail and Beautiful Overlook Park across I-5 Sky Bridge 3 Blocks to the North



Sits Above Grade

# R-2 View Lots Just West of Mississippi Shops

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## Location

