

# FOR SALE

4030-4040 SE DIVISION ST, PORTLAND \*CARBIDE SAW BUILDING\*



- +/-4,500 SF Building + Half Basement
- +/-6,000 SF Corner Lot
- Three Storefronts
- Two Blade Signs
- Mixed Commercial Zoning (CM2)
- 2024-2025 Property Taxes: \$5,049.54



**Andrew Bean Realty**  
**503-819-5381**  
**Mailing: PO Box 10104**  
**Portland, Oregon 97296**

*This information has been obtained by others and deemed to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.*

**\$1,095,000**

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**503-819-5381**  
**andrew@andrewbeanrealty.com**

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- Originally built in 1916, the Carbide Saw building was home to Blaisdell-Carbide Saw for almost 40 years. Known for making custom bandsaw blades, Blaisdell-Carbide Saw was locally famous for sharpening the knives of some of the finest chefs in Portland.
- Significant interior demo already completed. Remodel the building now or make modest improvements and hold onto this corner property for future development.



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