



[For Sale or Lease]

3 Building Complex

12840 NW Cornell Road, Portland, OR 97229

Features...

- Opportunity to redevelop, remodel, or occupy as-is.
- Location! Location! Location!
- 3 building mixed-use complex on a .31 acre parcel.
- 1) Front office: 2,700 SF plus 1,111 SF basement
- 2) Back office: 756 SF (leased)
- 3) Back rental house: 528 SF (under construction)
- Next to Target, Shell Gas Station, Vet Hospital.
- Traffic Count: 15,952 vehicles per day.
- Parking: 10 stalls, gravel parking area in back, street stalls.
- Exterior signage available facing Cornell Road.
- Zoning: TO:RC Transit Oriented Retail Commercial District.
- Permitted Uses: Retail, food market, service stations, schools, office, medical, vet clinic, low to high-rise apartments, group care, religious institutions. For a full list, see the county website.

Sale Terms: All 3 buildings must be purchased together. Open to seller financing. Contact broker for details.

Lease Terms: The front office building (2,700 SF) is available for lease. Contact broker for details.

NICK BALDWIN

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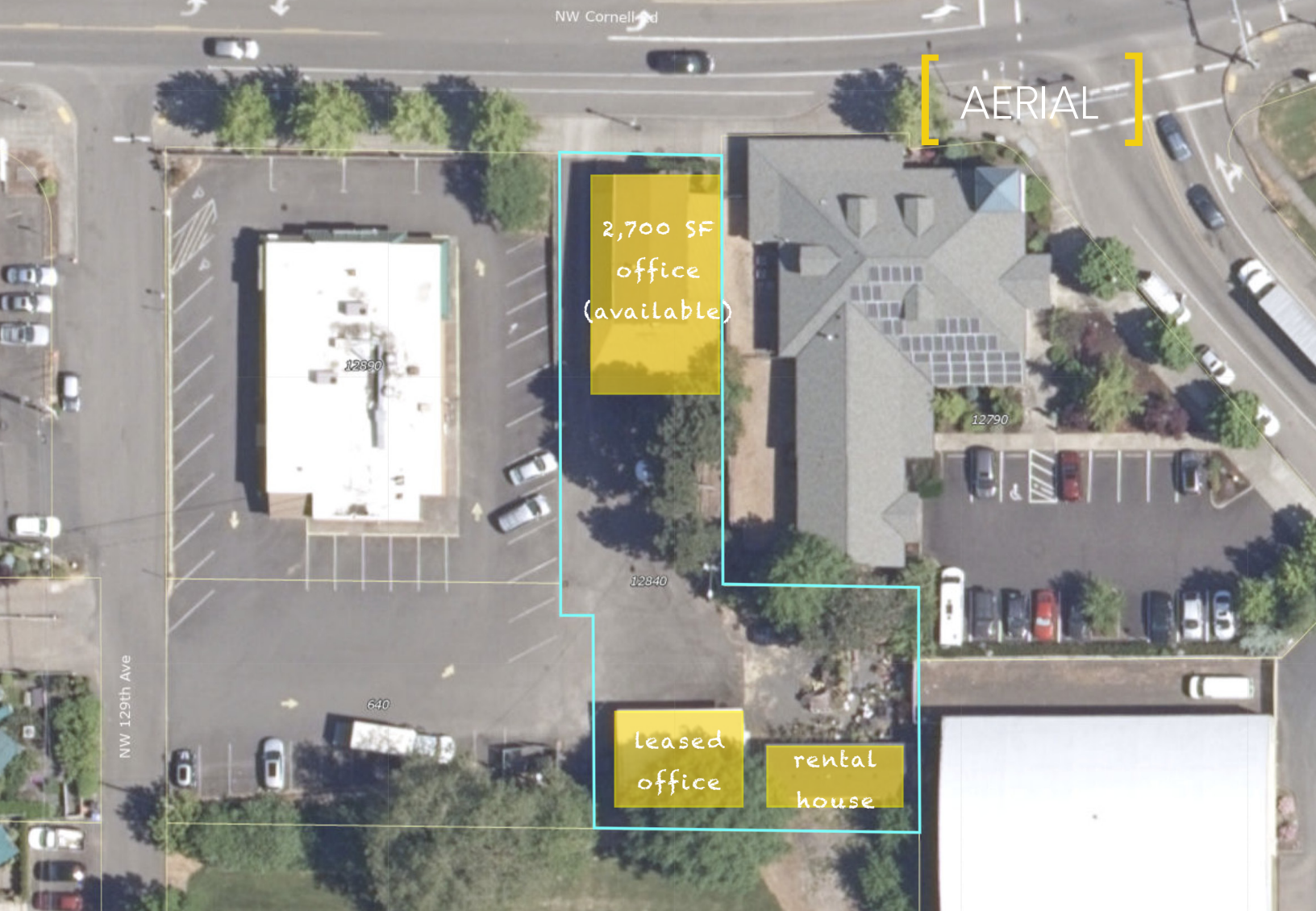
www.hgcrest.com

[FOR MORE INFORMATION]



REAL ESTATE SERVICES

AERIAL



- The front office building (2,700 SF plus 1,111 SF basement) is currently configured with reception area, conference, 2 restrooms, break room, open work area. A spiral stairway leads to the 2nd story open office area (with 1 restroom). The basement is entered from behind the building and is partitioned into 3 storage areas, restroom and furnace room.
- The back rental house (528 SF) is a vacant one-bedroom residence that has fire damage. A full restoration and renovation will be completed by mid-2025.
- The back office building (756 SF) is leased to a cleaning services company.

