

**OFFERING MEMORANDUM**

**923-935 SE Hawthorne Blvd**

**923-935 SE HAWTHORNE BLVD**

Portland, OR 97215

**PRESENTED BY:**

**OLESYA PROKHOROVA**

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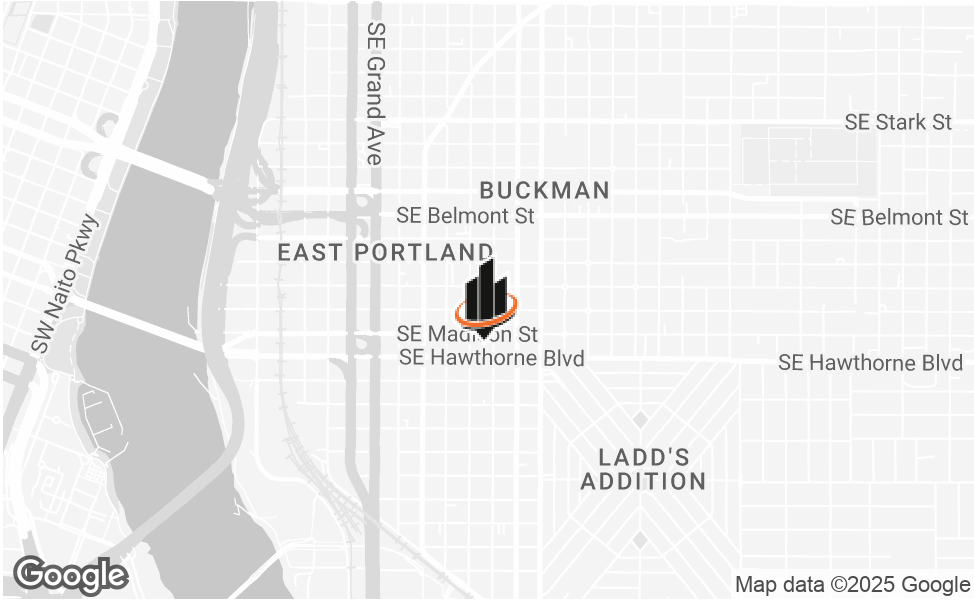
OR #201226492

**FOR SALE**





PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,744,770
BUILDING SIZE:	9,183 SF
LOT SIZE PER PORTLAND MAPS:	9,583 SF
PRICE / SF:	\$190.00
YEAR BUILT:	1926
ZONING:	IG1
APN:	R176876

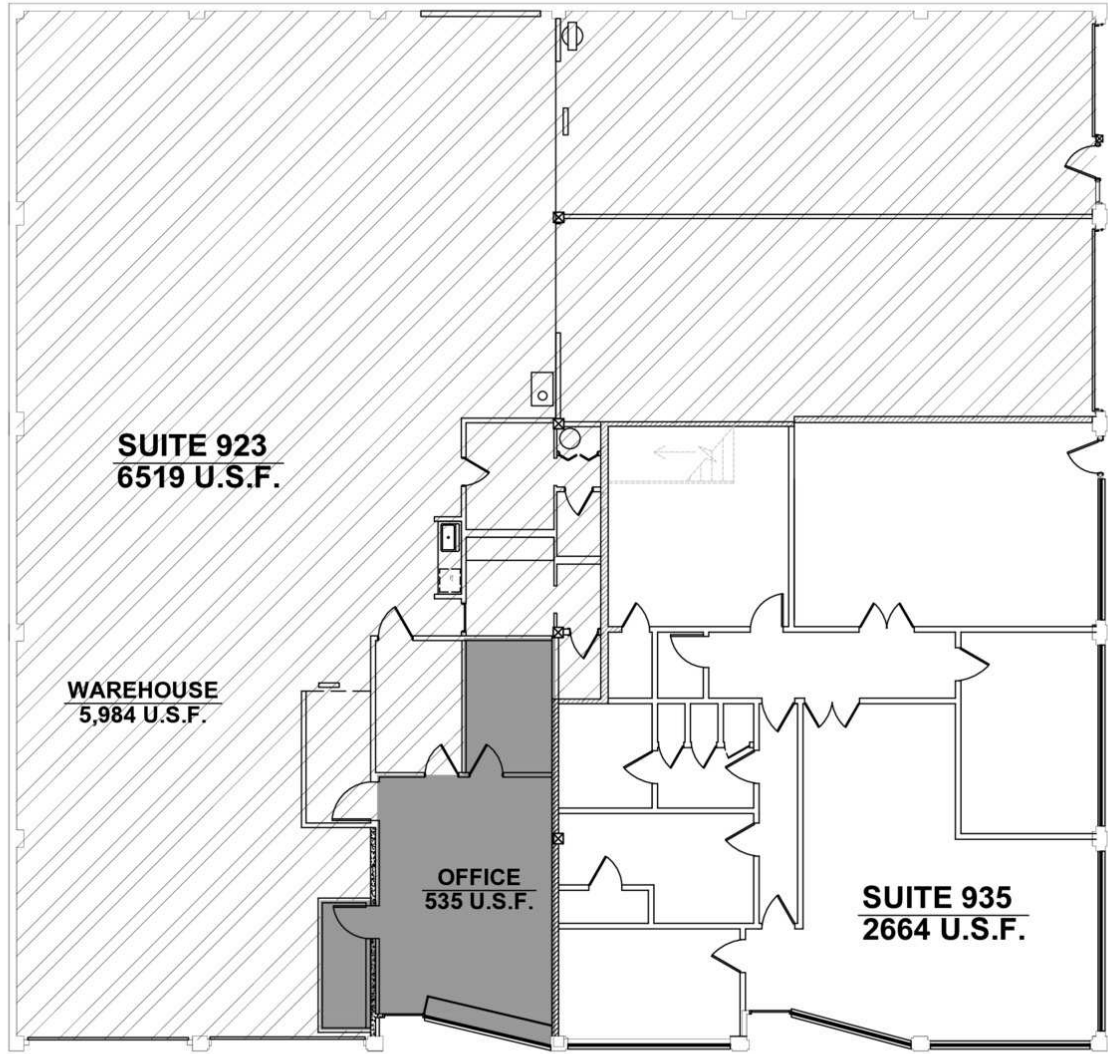
PROPERTY OVERVIEW

Multi-tenant Industrial building available For Sale! Perfect for an owner user. Retail Sales and Service or Office are permitted per Chapter33.140 but the use is limited to no more than 3,000sf of retail space.

PROPERTY HIGHLIGHTS

- 4 Grade Doors in 923 SE Hawthorne
- General Industrial 1 (IG1) Zoning allowable uses include: manufacturing, warehouse and freight movement, wholesale sales, industrial services, etc. Retail Sales and Service & office is allowed but limited.
- SE Hawthorne Blvd & SE 11th Ave has 11,230 Vehicles per Day as per 2022
- SE Hawthorne Blvd & SE 8th Ave has 17,524 Vehicles per Day as per 2022

ALL SHADED IS THE 923 SE HAWTHORNE SUITE - FLOOR PLAN



  **FLOOR PLAN**  
SCALE: 3/32" = 1'-0"

330 SE MIA Blvd, Suite 350  
Portland Oregon 97214  
ph: 503 255 0249  
fx: 503 546 5986  
TOWNKING & ASSOCIATES

[TKA] space planning/commercial renovation/  
interior design/dental/medical

AS-BUILT PLAN FOR:

923 SE HAWTHORNE BLVD.  
PORTLAND, OR 97214

DATE: 10/28/2014  
FILE:  
JOB: 2009-11-02  
DWN: PK CHK: --

A1.1

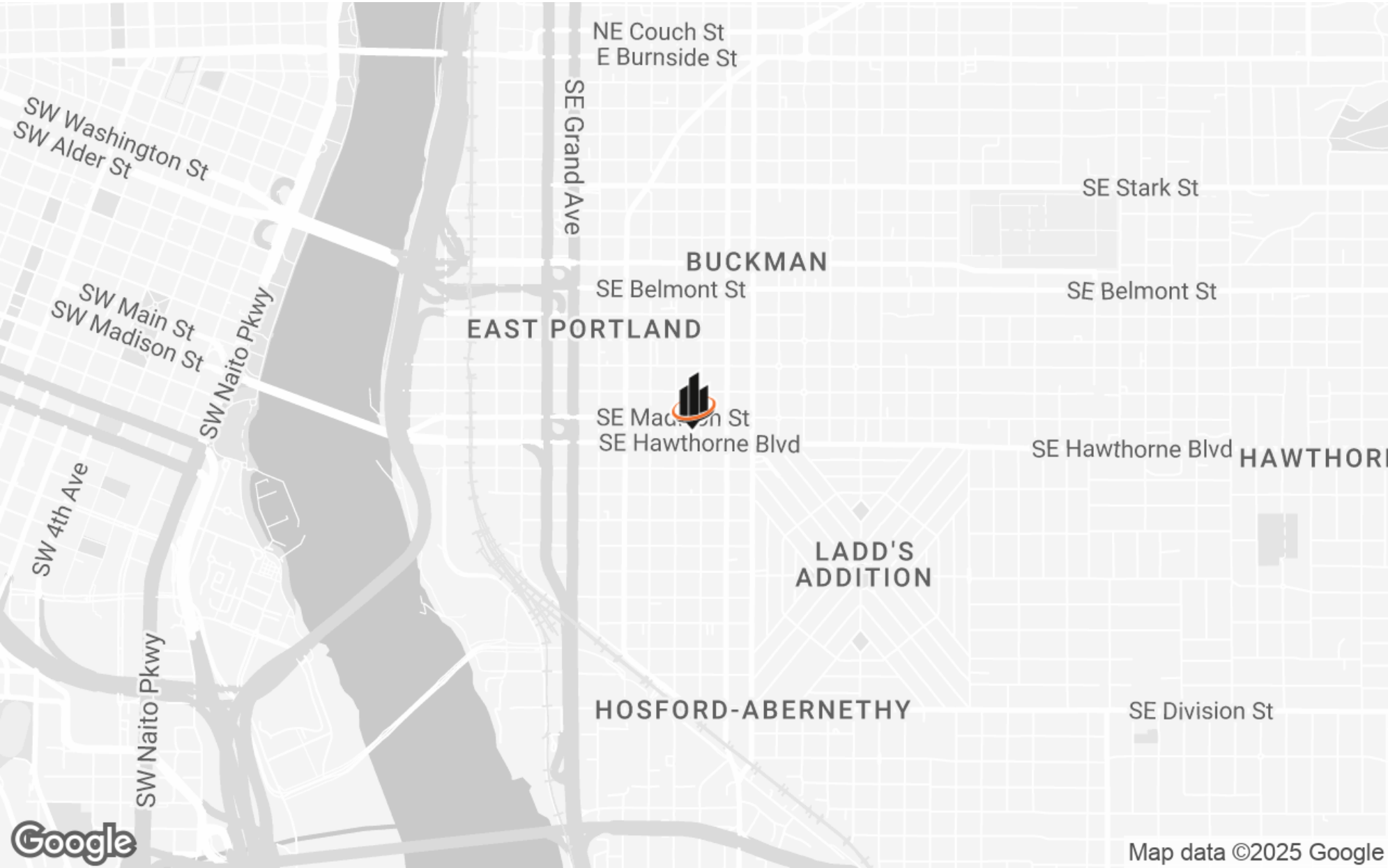


923 SE HAWTHORNE



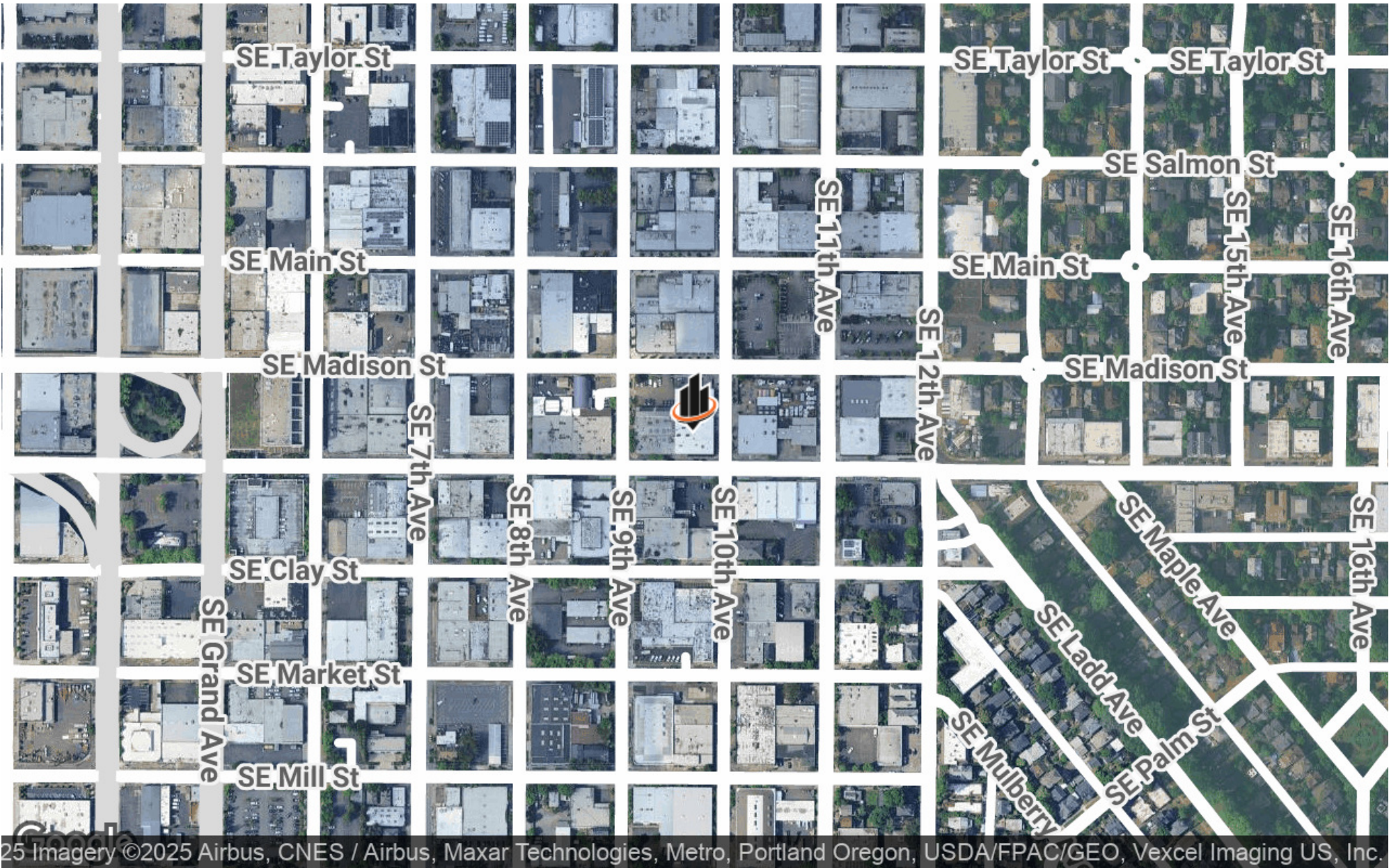


REGIONAL MAP





LOCATION MAP



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