

FOR SALE | \$925,000

3333 NW SAINT HELENS RD, PORTLAND, OR 97210



## OFFERING SUMMARY

Sale Price:	\$925,000
Lot Size:	0.57 Acres
Land Value:	\$37.25/SF
Building Size:	1,299 SF
Year Built:	1946
Zoning:	Heavy Industrial (IH)

## PROPERTY OVERVIEW

Secure lot with over half acre plus +/-1,299 SF building and storage shed in the heart of Portland's Northwest Industrial Corridor. Industrial zoning allows for a variety of uses and is ideal for an owner-user vehicle related business. Just off of Hwy 30, with easy access to I-405 and I-5 located minutes from St. Johns, downtown and the Pearl District. The paved and gravel lot is partially fenced with two gates accessing St. Helens Rd. The building offers three private offices, two restrooms, carpeted and tiled floors, and fire-proof vault.

## PROPERTY HIGHLIGHTS

- **SELLER FINANCING AVAILABLE!**
- Gated secure parking lot
- +/- 1,299 SF Office building
- Excellent signage/traffic exposure
- Cars per day: 31,800
- Billboard income
- Available now; most recent use was a tow yard
- Ideal use: owner-user/auto-related

### MARISSA LEE

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This property is zoned Heavy Industrial (IH). The following are the Allowed Uses and Limited/Conditional Uses that the City would accept for the future owner of this property.

This zone is one of the three zones that implement the Industrial Sanctuary map designation of the Comprehensive Plan. The zone provides areas where all kinds of industries may locate including those not desirable in other zones due to their objectionable impacts or appearance. The development standards are the minimum necessary to ensure safe, functional, efficient, and environmentally sound development.

To learn more about this zoning, visit:

<https://www.portlandmaps.com/bps/zoning/#/zones/base/IH>

Specific allowable uses include the following:

Allowed	Limited/Conditional
Quick Vehicle Servicing	Household Living
Vehicle Repair	Group Living
Self-Service Storage	Retail Sales and Service
Manufacturing and Production	Office
Warehouse and Freight Movement	Commercial Parking
Wholesale Sales	Commercial Outdoor Recreation
Industrial Service	Major Event Entertainment
Railroad Yards	Bulk Fossil Fuel Terminal
Basic Utilities	Waste-Related
Parks and Open Areas	Community Service
Rail Line and Utility Corridors	Daycare
	Agriculture
	Aviation and Surface Passenger Terminals
	Detention Facilities
	Mining
	Radio Frequency Transmission Facilities

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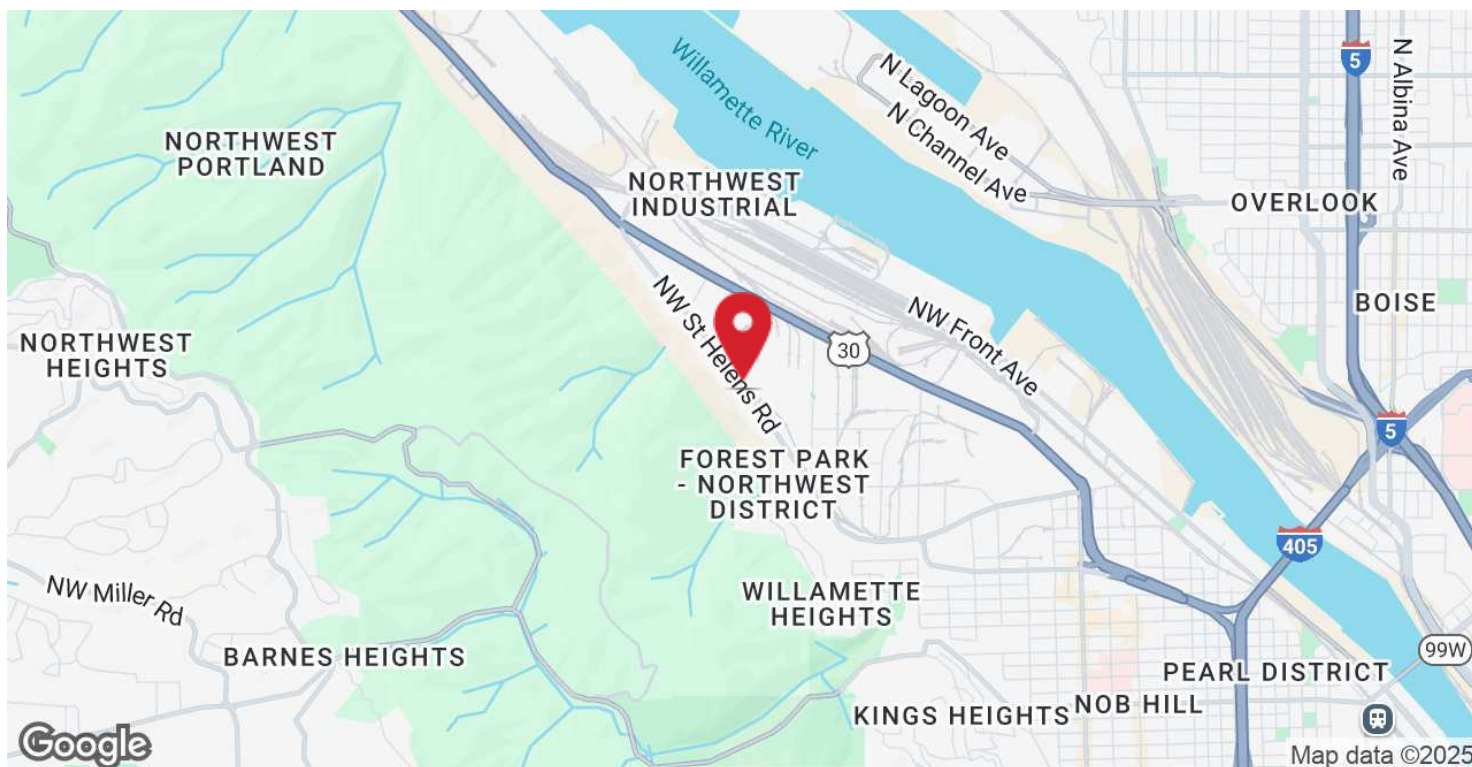
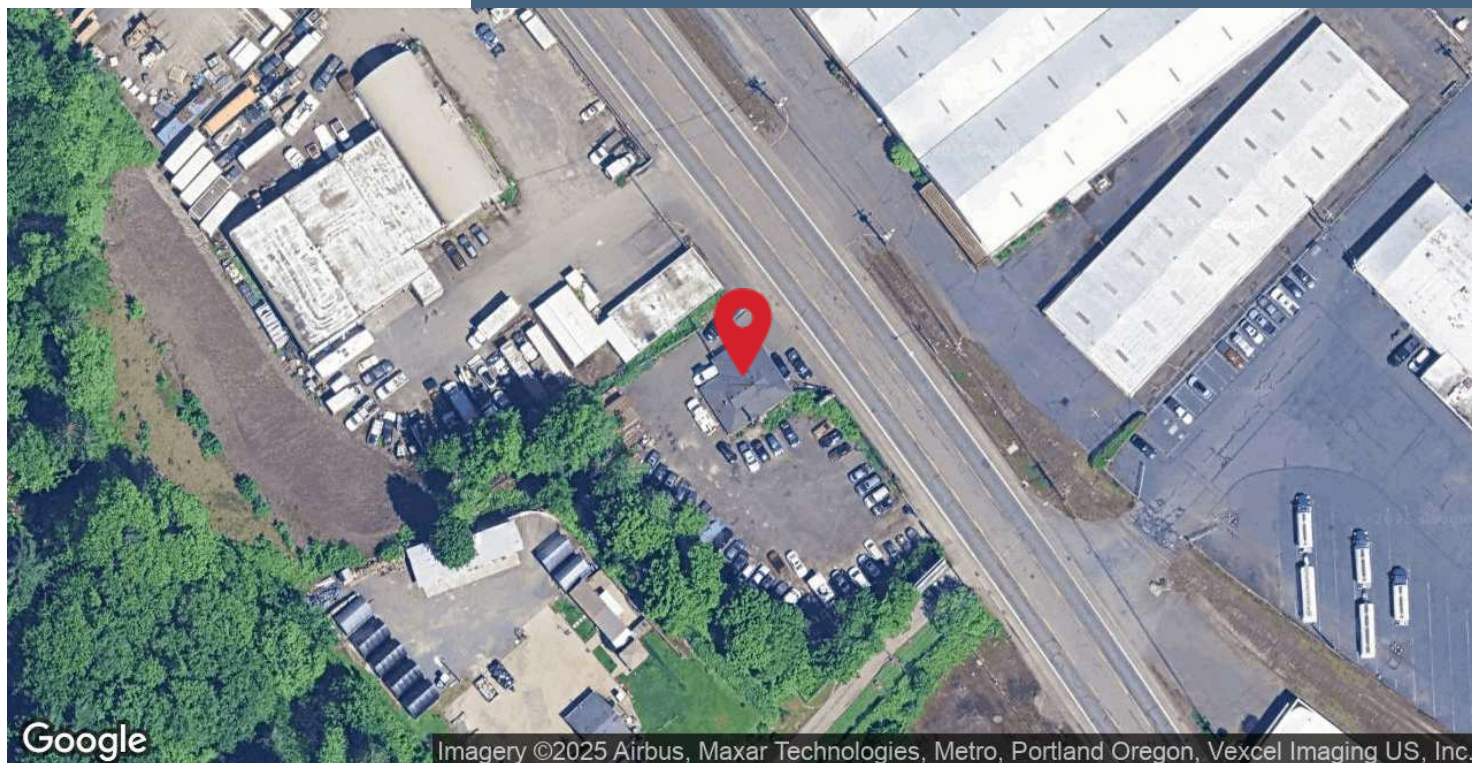
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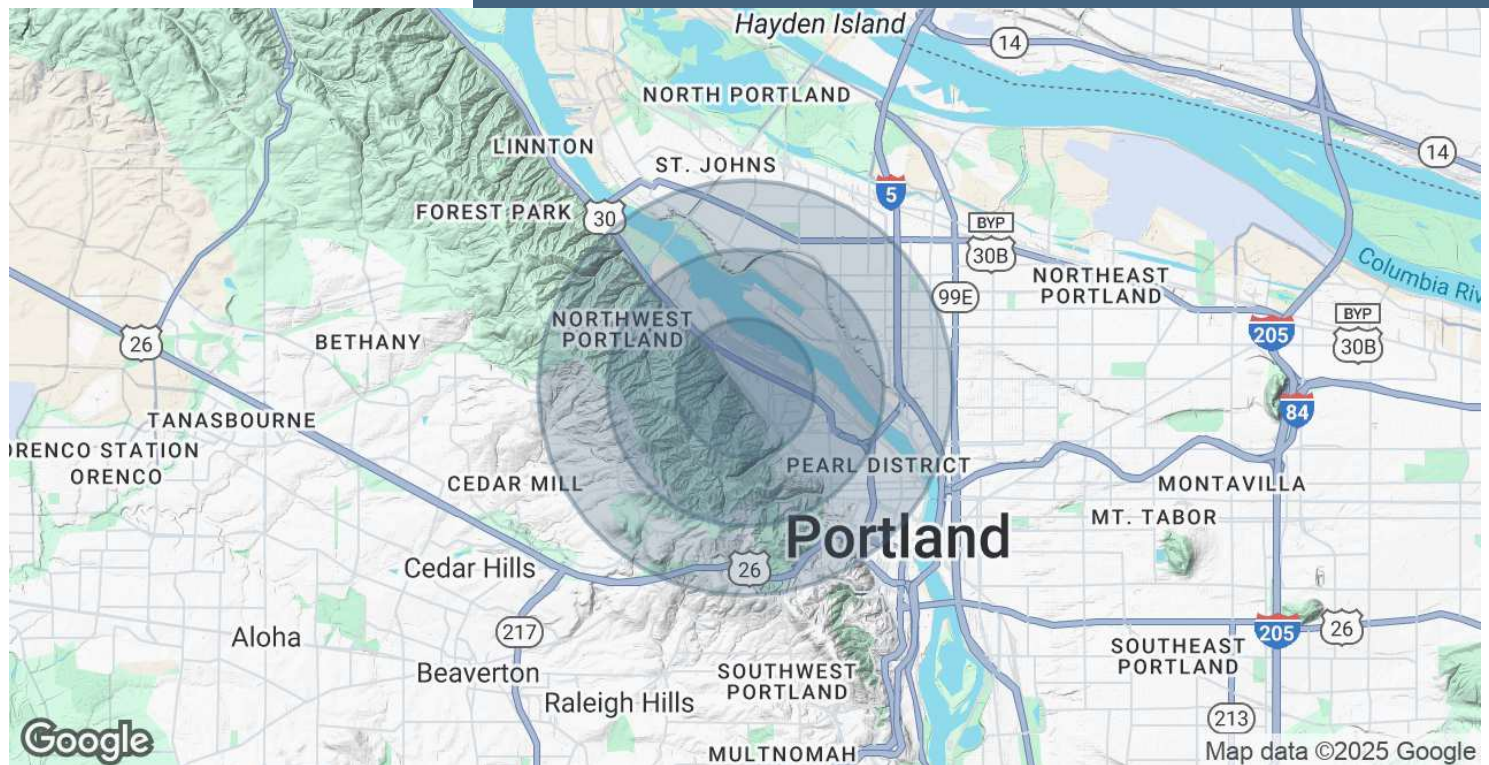
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,348	27,985	120,052
Average Age	42	40	41
Average Age (Male)	42	41	40
Average Age (Female)	42	40	41

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	682	14,600	60,723
# of Persons per HH	2	1.9	2
Average HH Income	\$150,854	\$148,784	\$137,541
Average House Value	\$1,104,467	\$926,535	\$811,852

Demographics data derived from AlphaMap

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