

FOR SALE/LEASE

RESTAURANT  
AVAILABLE FOR  
LEASE



## AVAILABLE RESTAURANT W/ C STORE INCOME & FUTURE DEVELOPMENT SITE

7320-7330 NE FREMONT ST | PORTLAND, OR 97213

For more information or a property tour, please contact:

**GREG NESTING**

503.225.8440

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Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

10/30/2024

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# AVAILABLE RESTAURANT & FUTURE DEVELOPMENT SITE

7320 - 7330 NE Fremont St | Portland, OR 97213

## RETAIL SPACE AND ADJACENT LAND FOR SALE/LEASE

### DETAILS

#### Retail Building

- Sale price: \$1,325,000 / \$272.63 PSF
- Total building size: ± 4,860 SF
  - Restaurant size: ± 2,910 SF
  - Mapi's market size: ± 1,950 SF
- Land size: ± 0.23 AC (10,000 SF)
- Year built: 1960

#### Restaurant Space Lease

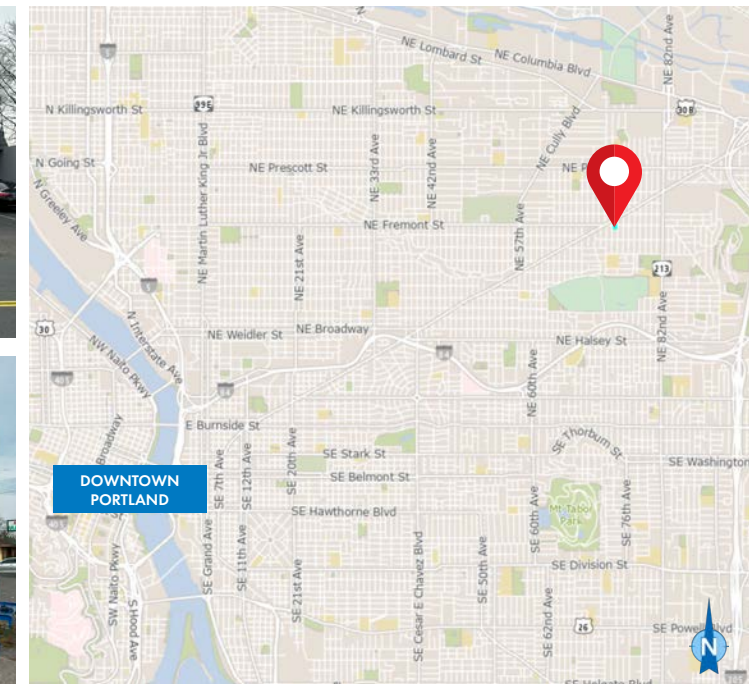
- Space size: ± 2,910 SF
- Lease rate: \$5,000/Month/NNN

#### Adjacent Land (Parking Lot)

- Sale price: \$350,000
- Land size: ± 0.11 AC (5,000 SF)

### FEATURES

- The building was built in 1960 by P&C Construction as an auto parts store (slab on grade, concrete and CMU walls and wood roof).
- Map's Market projected income: \$30,480
- Full commercial kitchen
- Zoned CM2 (Commercial Mixed Use 2)
- Pole signage along NE Fremont Street
- 14 off-street parking spaces



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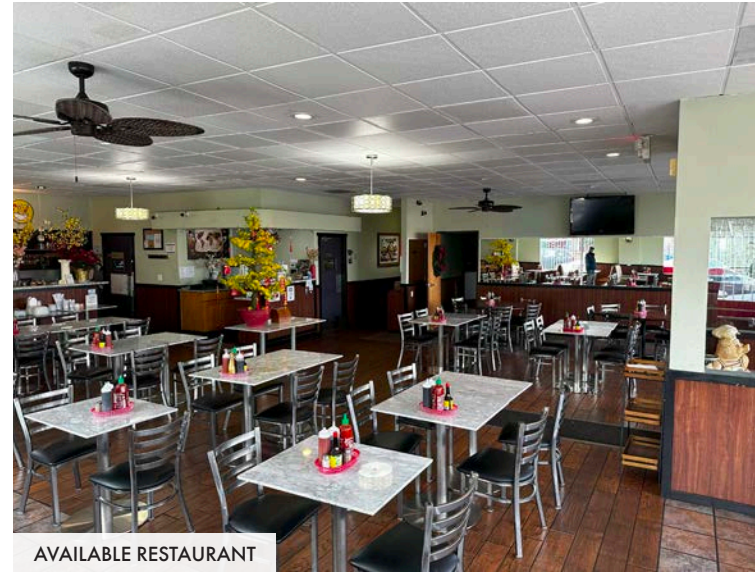
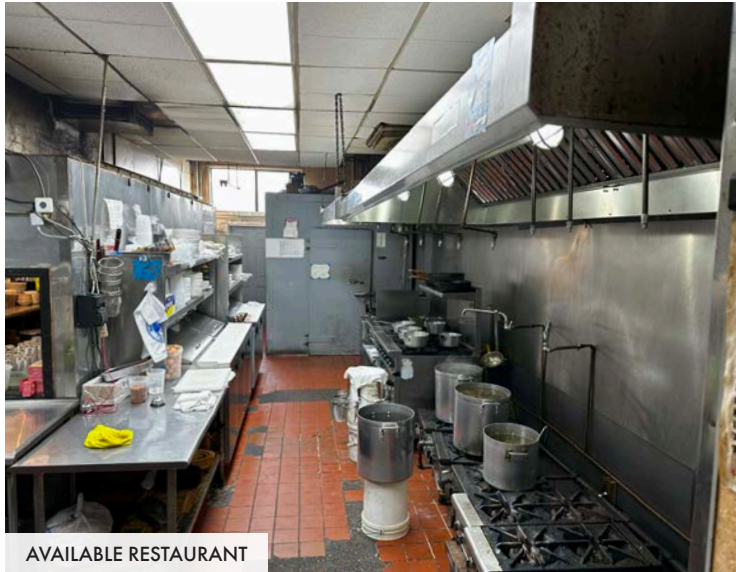
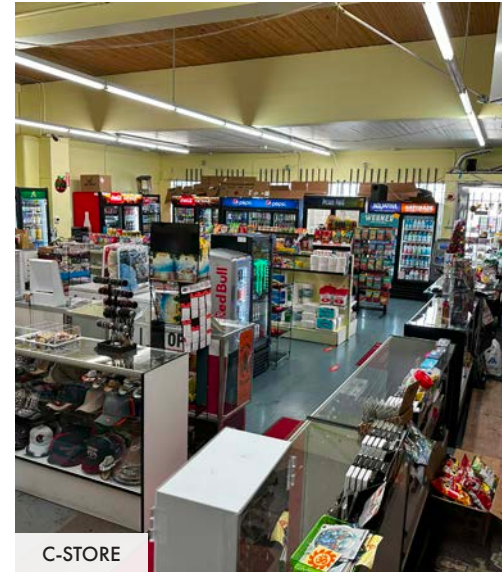
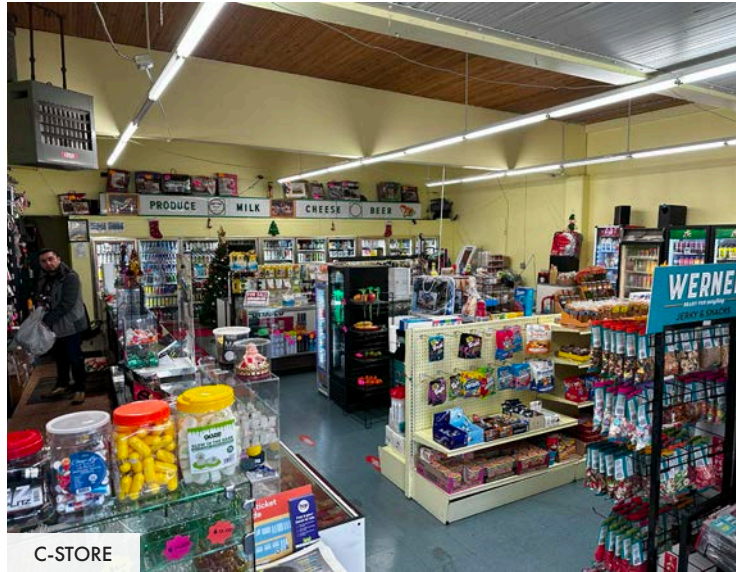
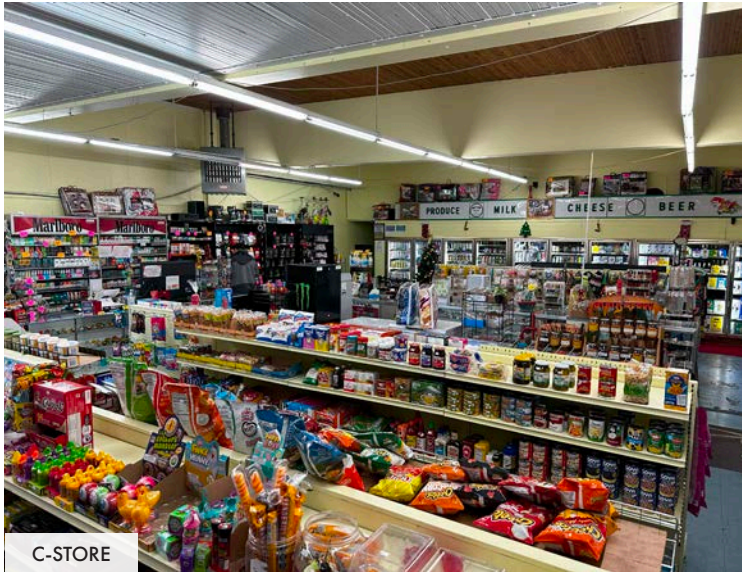
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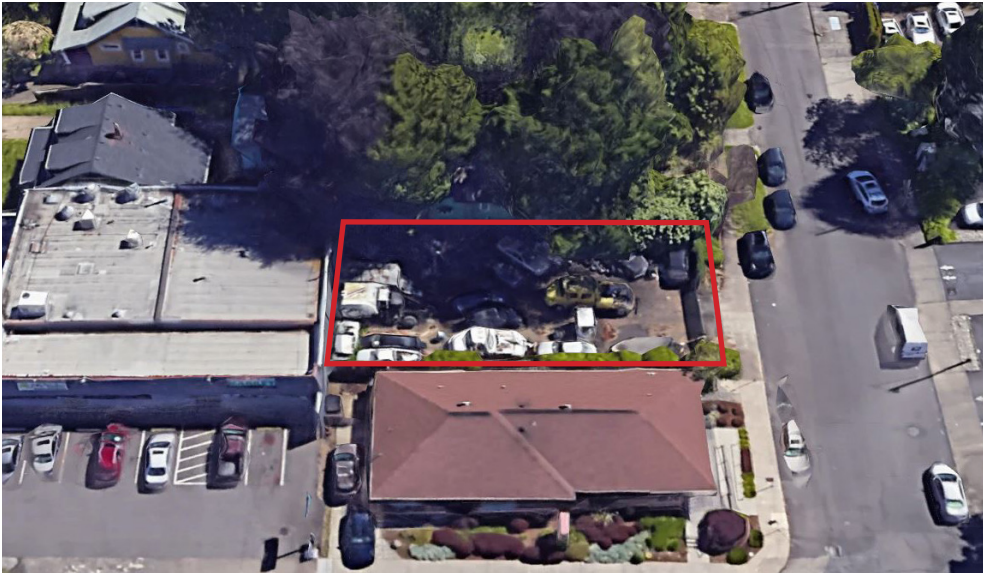
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