

# North Portland Multifamily Development Site

6719 N MARYLAND AVENUE | PORTLAND, OR 97217



**REDUCED PRICE!**

**SITE**



**FOR SALE**

Skip Rotticci, CCIM  
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# FOR SALE

6719 N Maryland Avenue, Portland, OR 97217



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## PROPERTY DESCRIPTION

6719 N Maryland Avenue is a 7,260-square-foot multifamily development site in North Portland. It's in a superb location with several new multifamily buildings adjacent to it. The site includes various utilities such as water, telephone, cable, and sewer. Power is provided by Portland General Electric and gas is provided by Northwest Natural.

The site is zoned CM3 which is a large-scale, commercial mixed-use zone intended for sites close to the Central City, in high-capacity transit station areas or town centers, and on civic corridors. Buildings in this zone are generally expected to be up to six stories and may be up to seven stories when bonuses are used.

## PROPERTY HIGHLIGHTS

- Flat corner lot
- CM3 zoning allows for a floor area ratio of 3:1 and a 65-foot height limit
- Bonus density is available
- Close to the Interstate 5 interchange
- Close to N Interstate MAX Light Rail

## OFFERING SUMMARY

Sale Price:	\$895,000
Lot Size:	7,260 SF



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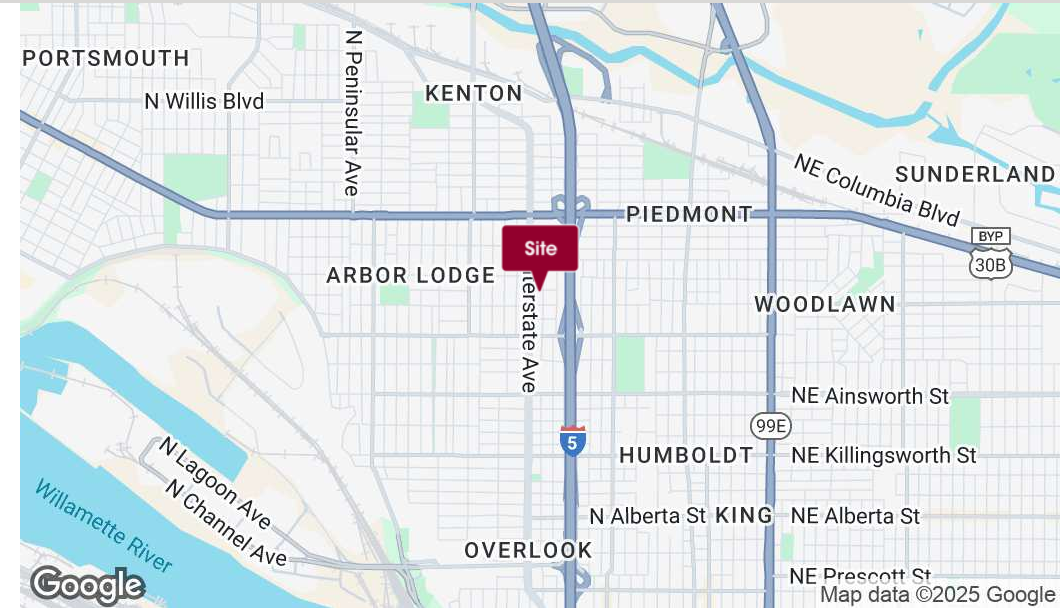
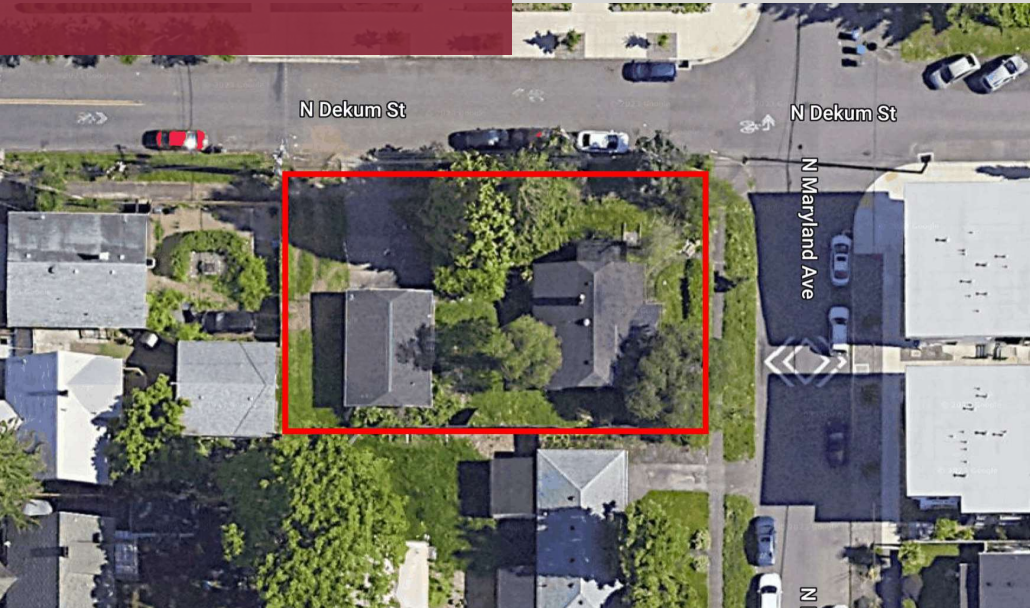
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### LOCATION OVERVIEW

6719 N Maryland Avenue is located in the Arbor Lodge neighborhood, a vibrant area with various restaurants, shops, and entertainment to choose from. The neighborhood is also very walkable, with tree-lined streets and plenty of green space and it is close to many parks and recreational areas. The site is close to the Rosa Parks Interstate 5 interchange and N Interstate MAX Light Rail.

### LOCATION SCORES

84	Walk Score, Very Walkable
92	Bike Score, Biker's Paradise

### DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total population	24,759	65,113	128,204
Median age	38.0	36.6	37.1
Median age (Male)	37.2	36.3	36.7
Median age (Female)	38.8	36.9	37.6
Total households	11,033	28,499	59,526
Total persons per HH	2.2	2.3	2.2
Average HH income	\$97,410	\$100,130	\$105,178
Average house value	\$459,326	\$463,322	\$479,282



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