



LEASED INVESTMENT



## 1415 NE 223RD AVENUE

### Leased Investment Opportunity

± 31,148 SF Building Shell | \$4,900,000

1415 NE 223rd Ave, Fairview, OR 97024

- Designed to be 62,296 SF 2-Story Office
- Within the New Opportunity Zone
- Zoning: Town Center Commercial
- Located on Trimet Bus Line

**DAVE ELLIS**

Principal | Licensed in OR

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PROPERTY SUMMARY

LEASED INVESTMENT



PROPERTY DETAILS

|                  |   |
|------------------|---|
| Address          | 1415 NE 223rd Ave, Fairview, OR 97024   |
| Available Space  | ± 31,148 SF Building Shell              |
| Land Area        | 3.18 Acres                              |
| Use Type         | Flex                                    |
| Year Built       | 1998                                    |
| Construction     | Reinforced Concrete                     |
| Opportunity Zone | Yes                                     |
| Zoning           | Town Center Commercial                  |
| Auto Parking     | 213 Free surface Parking (6.8/1,000 SF) |
| Sale Price       | \$4,900,000                             |
| Tenants          | 2                                       |
| 2025 Annual NOI  | \$307,212 + NNN                         |

Location Features

- Frontage on NE 223rd Avenue
- Easy Access to I-84
- Located on Trimet Bus Line

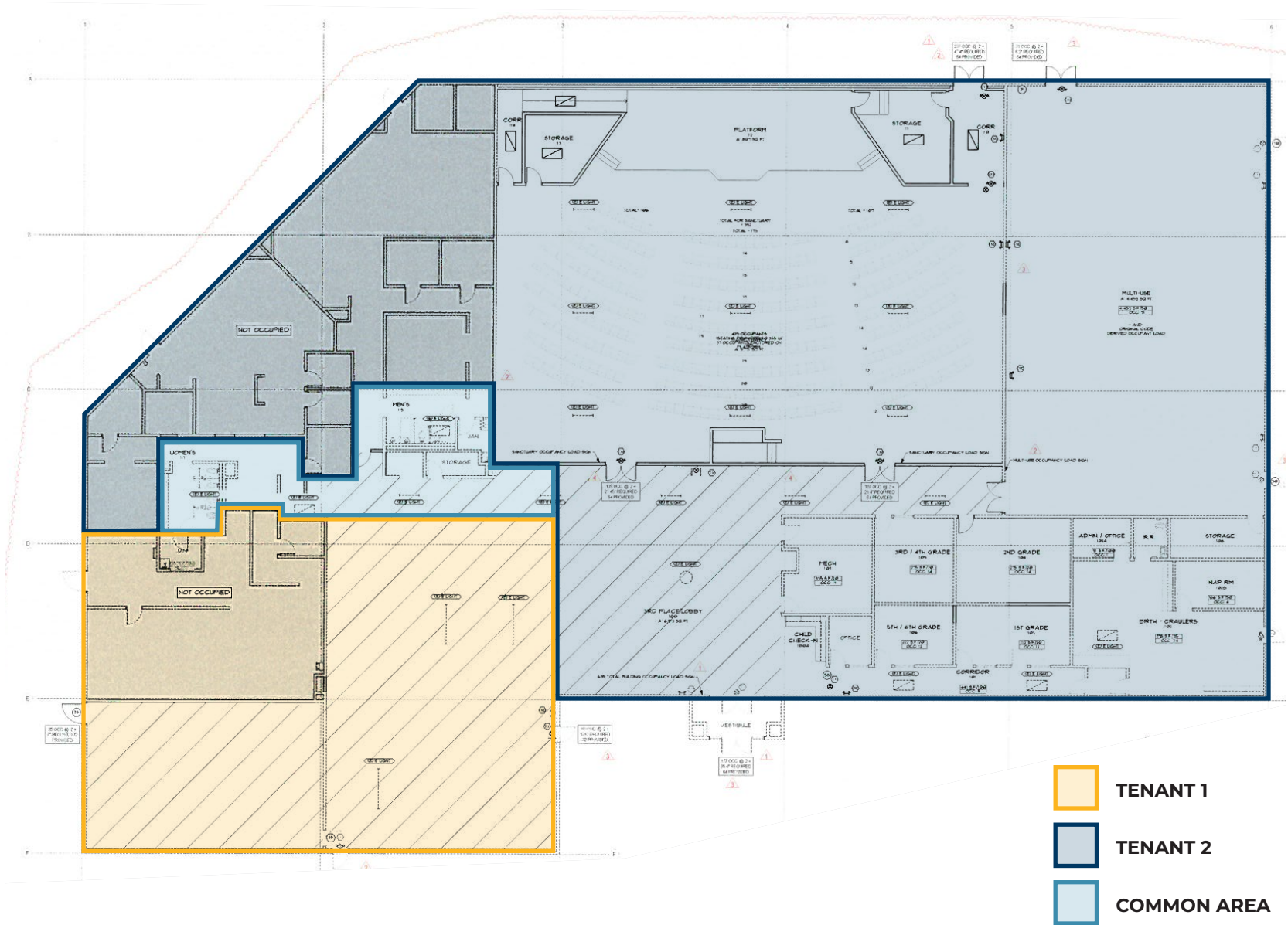
Nearby Highlights

- Amazon
- Fairview Deli
- Fairview Marine Supply
- Fred Meyer
- General Pacific Inc
- Knight Transportation
- Kohl's
- Lowe's
- Multnomah Greyhound Future Park Development
- Peak Thermo King Portland
- Purelight Power of Portland
- Starbucks
- Stomping Grounds Coffee
- Target
- TG Pallet Repair
- Townsend Farms Inc
- WEG Electrical Corp
- Wood Village Town Center



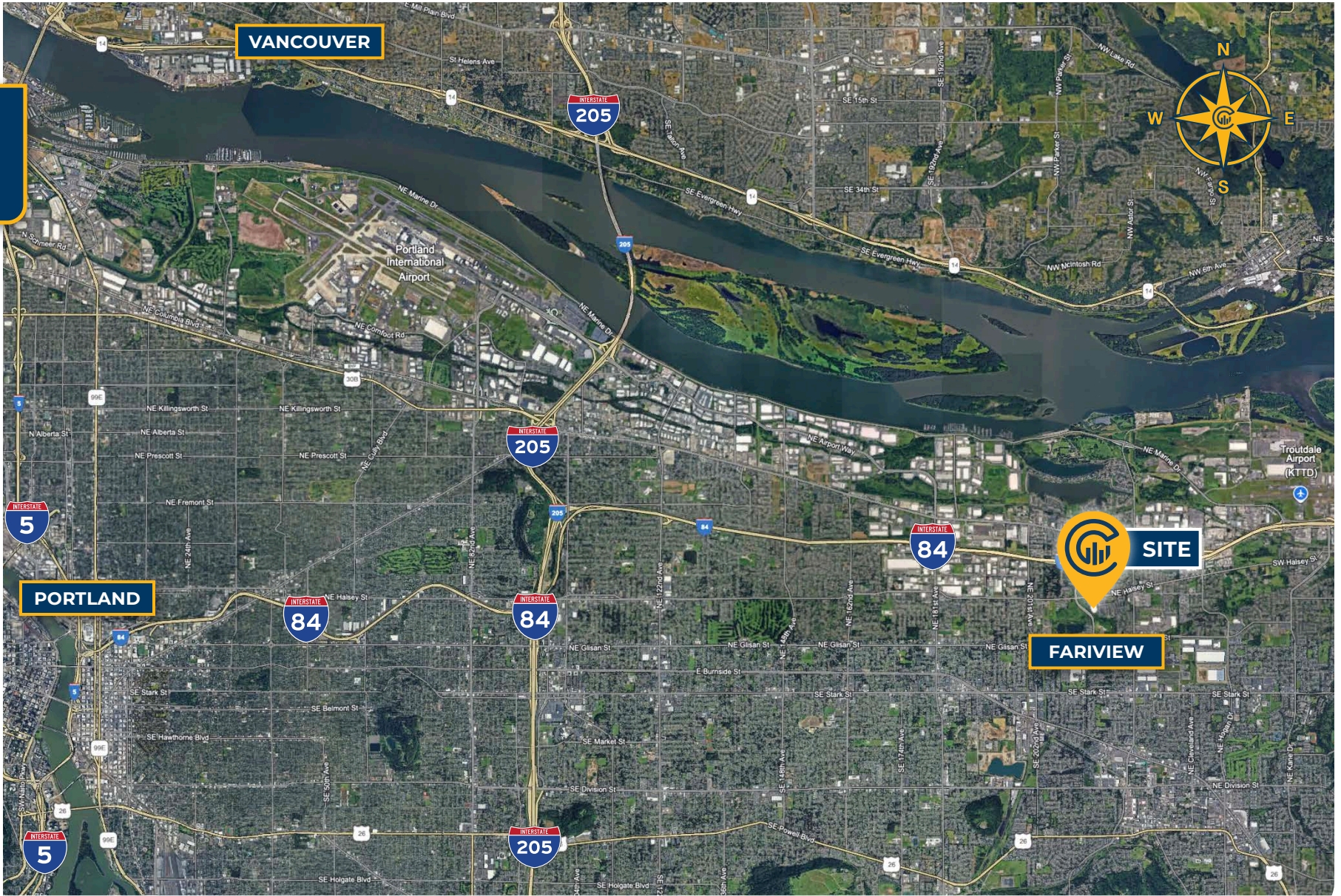
# FLOOR PLAN

## FLOOR PLAN





# LOCAL AERIAL MAP



\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024 | Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



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