

# Multifamily Development Opportunity

6810 NORTH GREENWICH, PORTLAND, OR 97217

N Greenwich Ave

**REDUCED PRICE!**



**FOR SALE**

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## PROPERTY DESCRIPTION

6810 North Greenwich Avenue is a great North Portland multifamily development site in the Arbor Lodge neighborhood. The site has a clean environmental report and is situated between several new multifamily, townhouse, and condominium developments. Site has been through early assistance and was previously planned and approved for two buildings one with nineteen units and one with 14 units for a total 33 multifamily units.

Current lender has the ability to make it very easy for a new buyer to step into an attractive financing structure quickly.

## PROPERTY HIGHLIGHTS

- Zoning is RM 3 Multi Dwelling with a Floor Area Ratio of 2:00 and Max height of 65 feet
- Current Lender can offer attractive financing to a new buyer
- Bonus density available
- Close to North Interstate Max Line
- Close Rosa Parks Interstate 5 interchange
- Previously processed through City of Portland planning for 33 units

## OFFERING SUMMARY

Sale Price:	\$499,999
Lot Size:	5,400 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	787	2,953	10,695
Total Population	1,882	6,867	24,105
Average HH Income	\$92,800	\$94,941	\$97,744



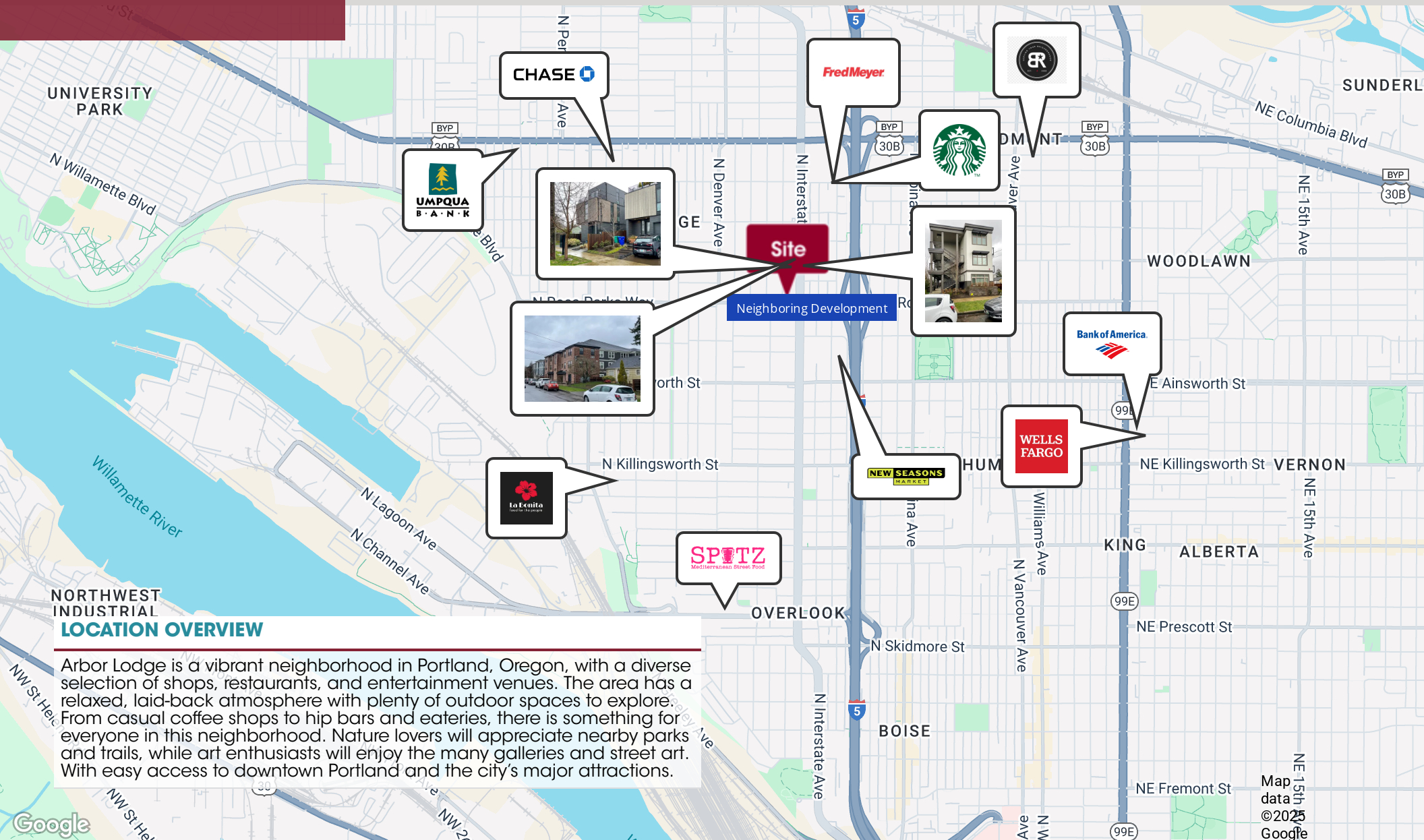
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## NORTHWEST INDUSTRIAL LOCATION OVERVIEW

Arbor Lodge is a vibrant neighborhood in Portland, Oregon, with a diverse selection of shops, restaurants, and entertainment venues. The area has a relaxed, laid-back atmosphere with plenty of outdoor spaces to explore. From casual coffee shops to hip bars and eateries, there is something for everyone in this neighborhood. Nature lovers will appreciate nearby parks and trails, while art enthusiasts will enjoy the many galleries and street art. With easy access to downtown Portland and the city's major attractions.



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