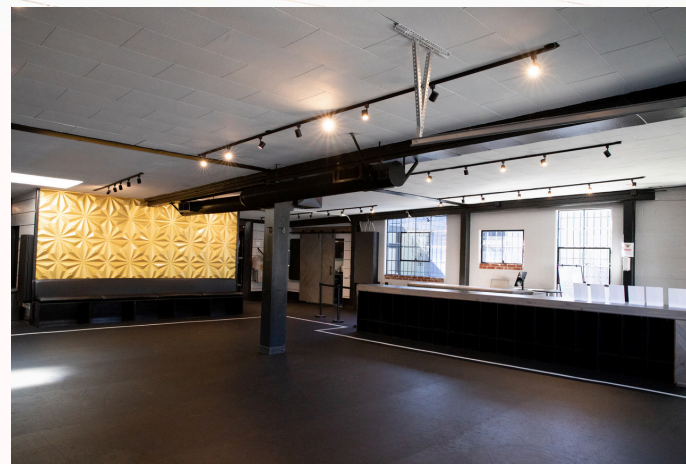




FOR SALE OR LEASE

Excellent freestanding building on busy SE Powell Blvd. near Caesar Chavez. Currently used as a gym, but the open floor plan and flexible zoning (CM2) can accommodate a variety of uses. Call owner for more information or to tour.



\$870,000

Sale Price ~~\$900,000~~

\$18

Lease Rate ~~\$22.00~~ SF/YR

3714 SE POWELL BLVD

3,818 SF

Divisible in half

2 ADA Restrooms

Illuminated Signage

2 Store Fronts

1 Grade Level Roll-Up Door

Small Front Yard

Assembly Use Permitted

3 Phase Power

85'

50'

50'

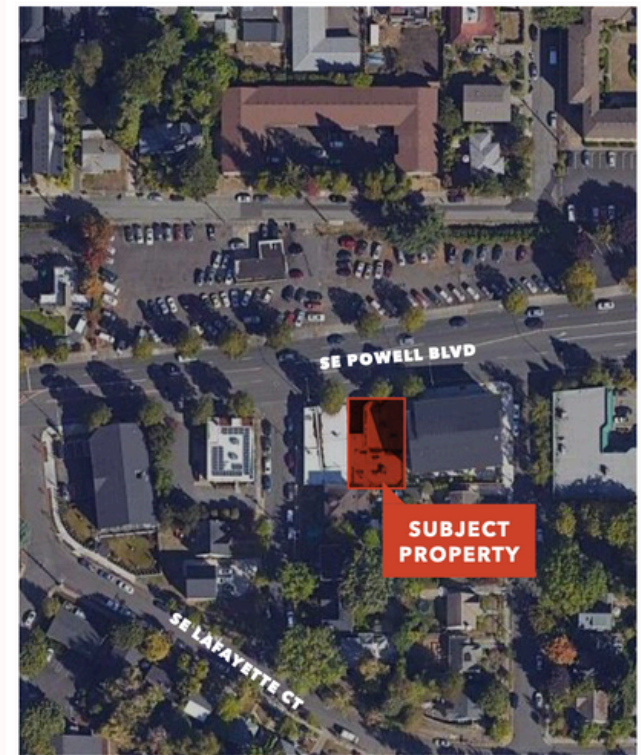
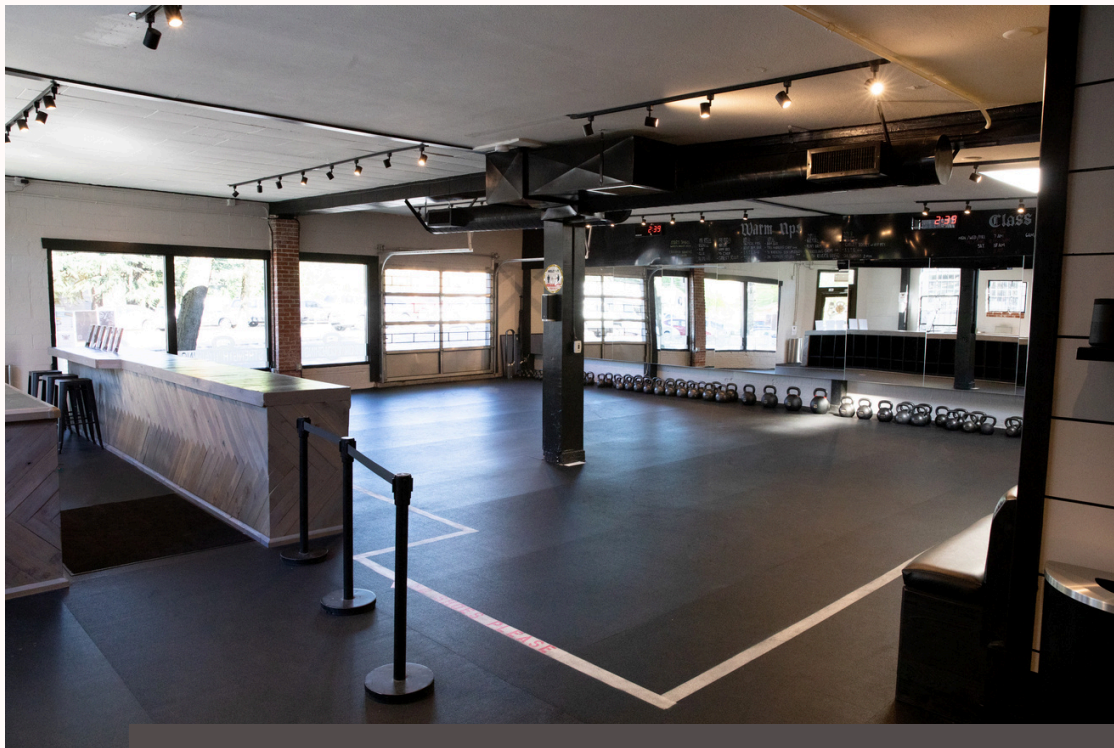
GLD

GLD

41'

MEASUREMENTS ARE ESTIMATED

Bango Building, LLC
(360) 633-4446



CONTACT
US

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