



SHOVEL-READY

APARTMENT DEVELOPMENT OPPORTUNITY

4381-4391 NE Prescott St, Portland 97218

Purchase Price \$1,700,000 / \$55,000 per unit

Permit-Ready Development Opportunity!

Developer opportunity to purchase a fully entitled, shovel-ready multi-family development site on NE Prescott Street.

Site Information

- Level 0.31 acre (13,392 sf) “L”-shaped lot
- Zoning: RM1
- Lot Dimensions: 50’ front, 100’ rear, 185’ deep



Proposed Building Details

Permits are available for 2 three-story wood framed buildings to be constructed on site. Developers can limit construction costs with no steel or concrete required to build.

Unit Mix

Type	Count	Average SF
Studio	14	394
1 Bed / 1 Bath	9	580
2 Bed / 1 Bath	8	704
Total	31	528

All of the units have exterior walk-up entries. A total of 4 units to be affordable at 80% MFI to meet parking exemption and bonus FAR requirement.

Walk Score

85—Very Walkable

Bike Score

96—Biker’s Paradise

Rights to all permits, renderings, plans, and other development documents to be transferred to buyer at closing.



PROPERTY DETAILS

Building A



Building B



DANIEL SILVEY

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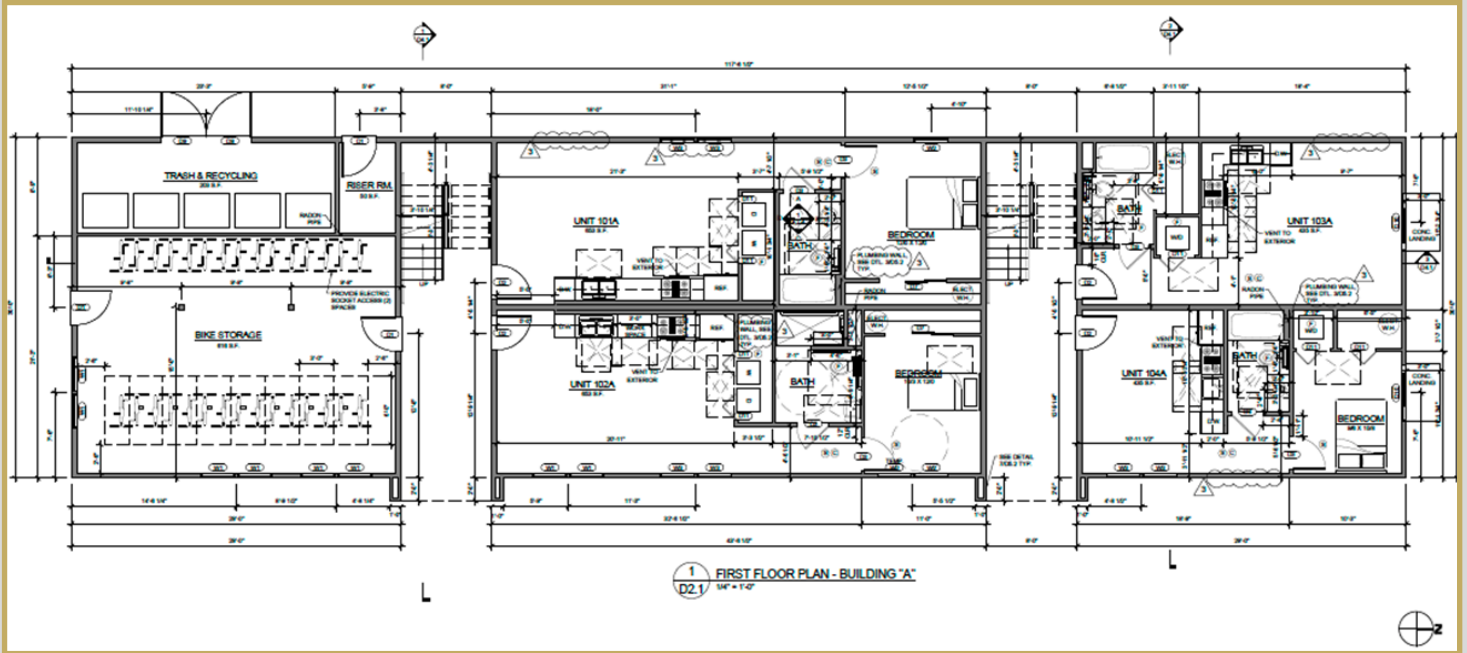
DanielSilvey@KnipeRealty.com



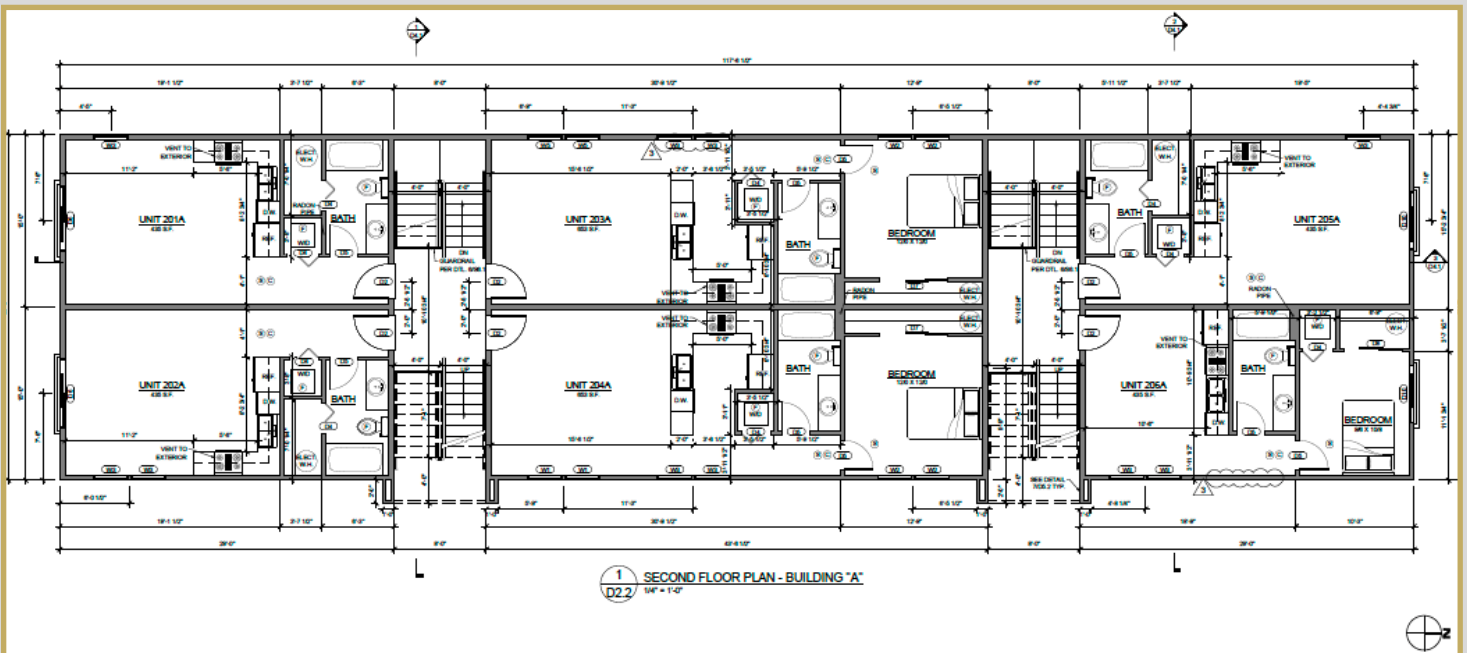


FLOOR PLANS

Building A - Floor 1



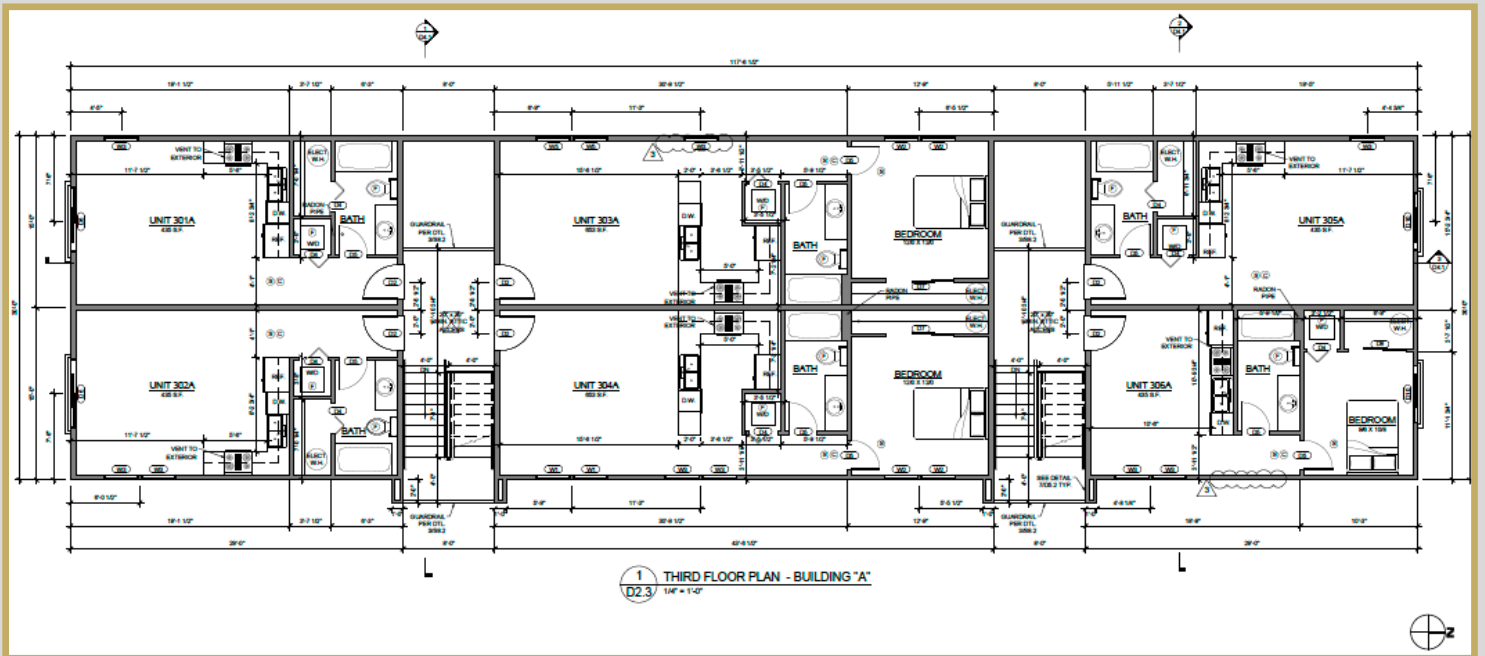
Building A - Floor 2





FLOOR PLANS

Building A Floor 3



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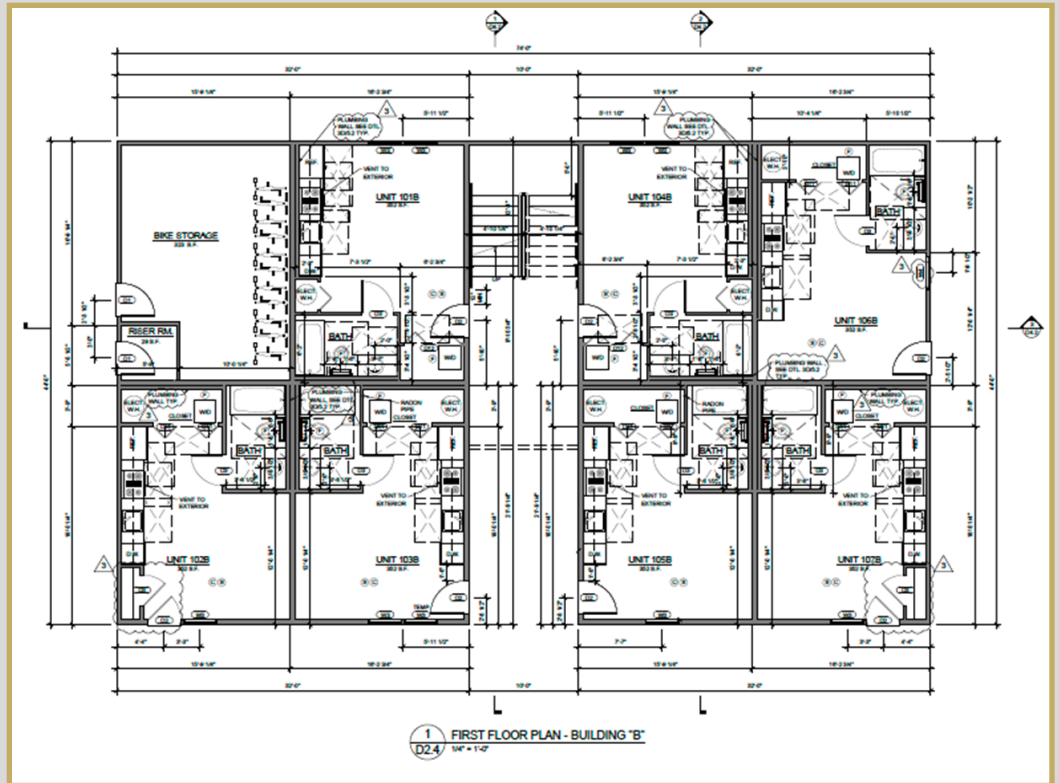
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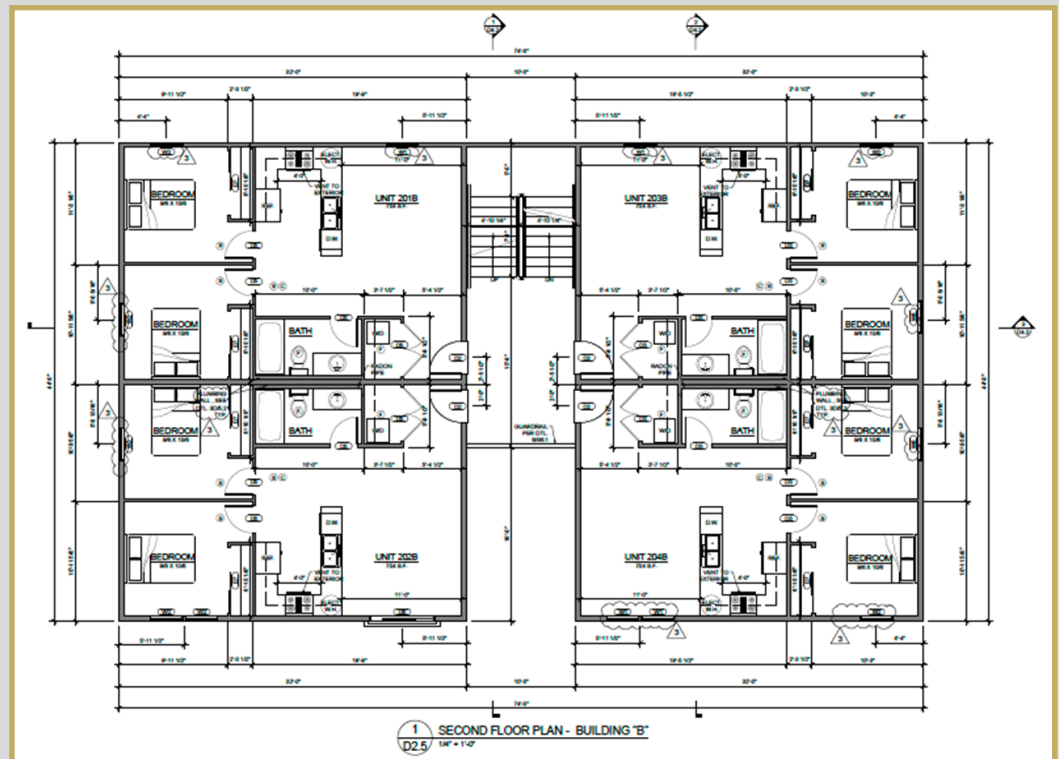


FLOOR PLANS

Building B
Floor 1



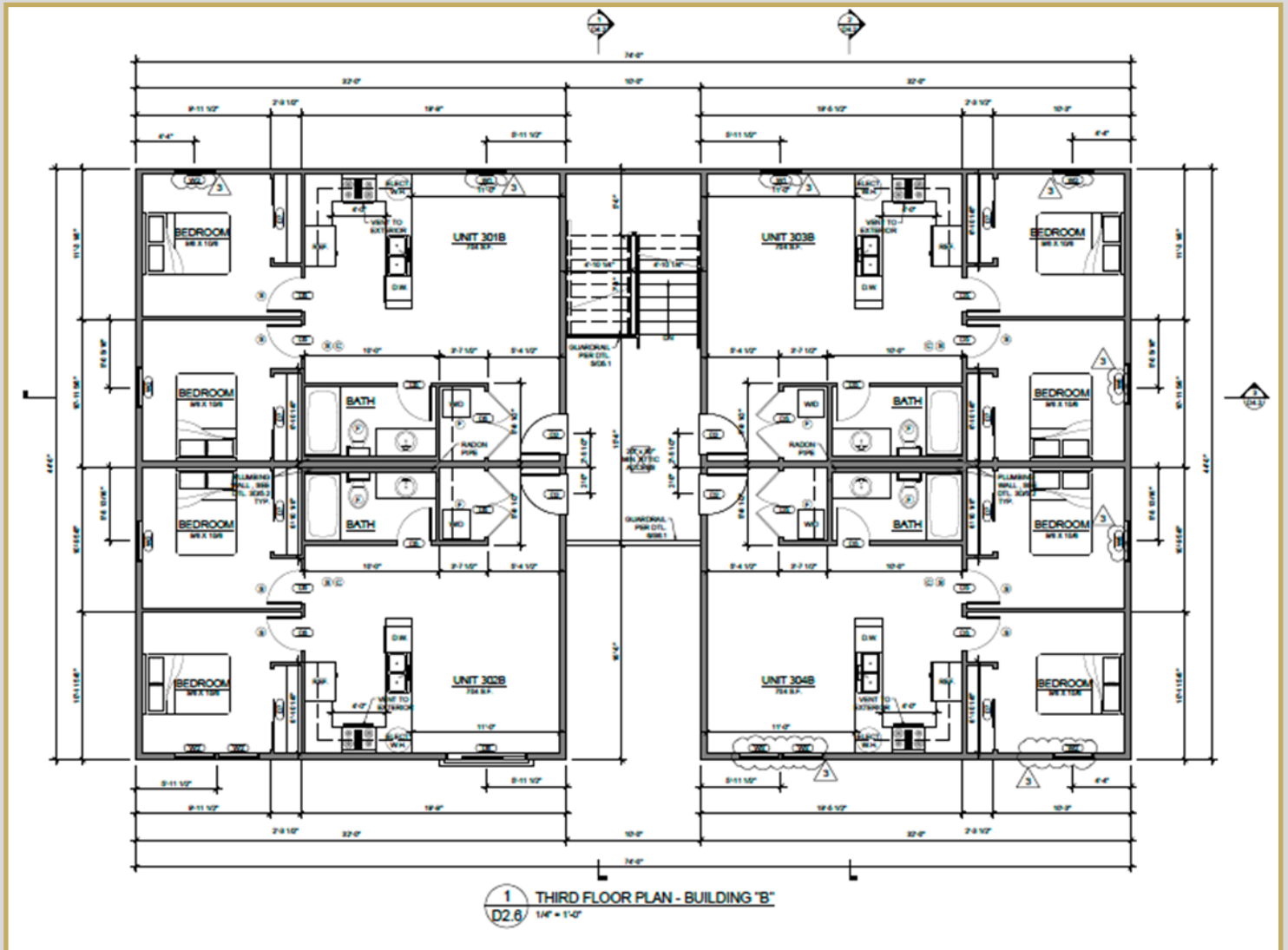
Building B
Floor 2





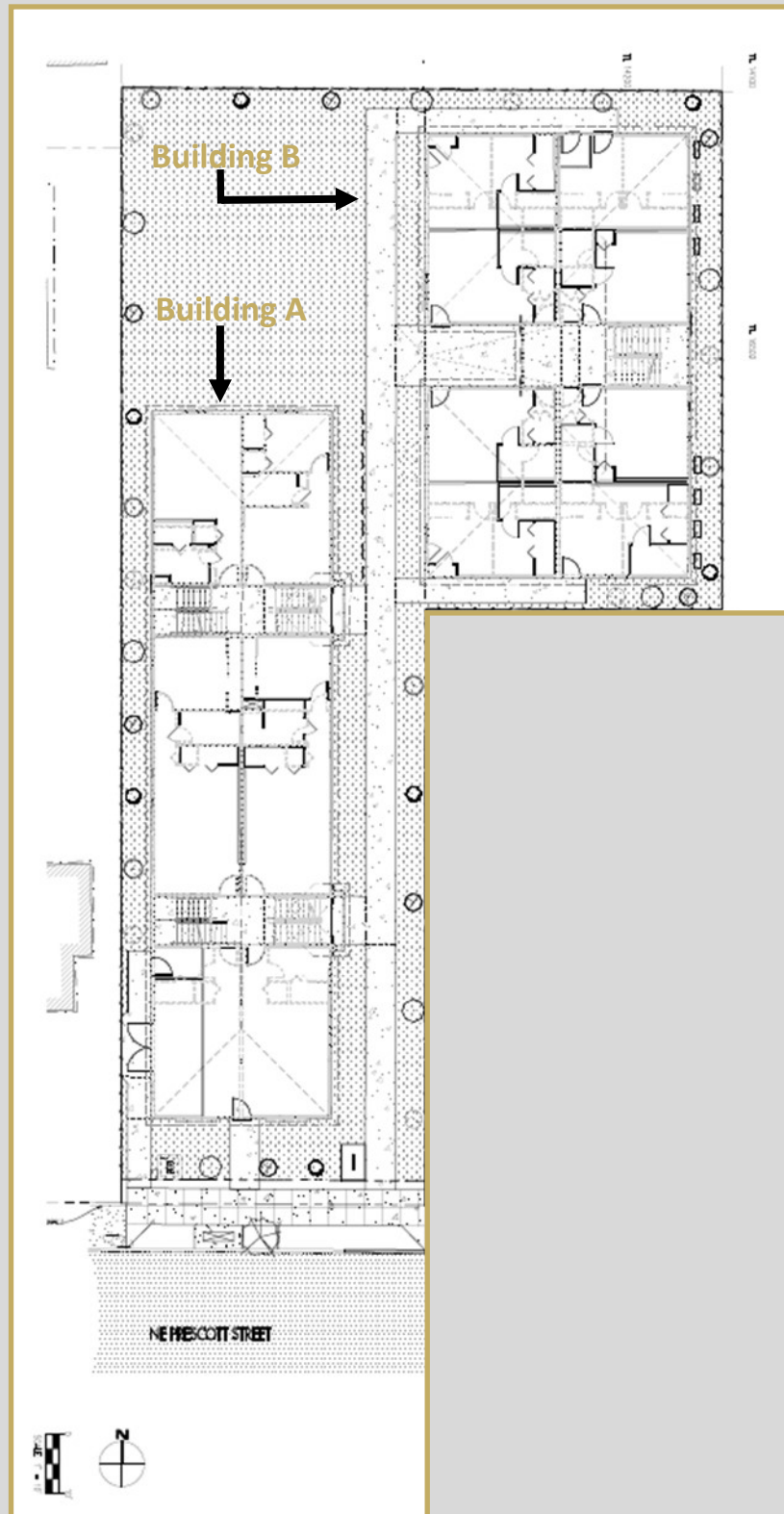
FLOOR PLANS

Building B Floor 3





SITE PLAN



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AREA MAP



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