

FOR SALE



MELVIN MARK

EST. 1945



4%
COMMISSION
TO BUYER'S
BROKER

1297 SW CARDINELL

1297 SW Cardinell Dr, Portland OR 97201

*1.37 Acres of Entitled Land for Sale
(RM1/RM2 zoning)*

\$1,150,000 (\$19.27/SF)

Motivated Seller

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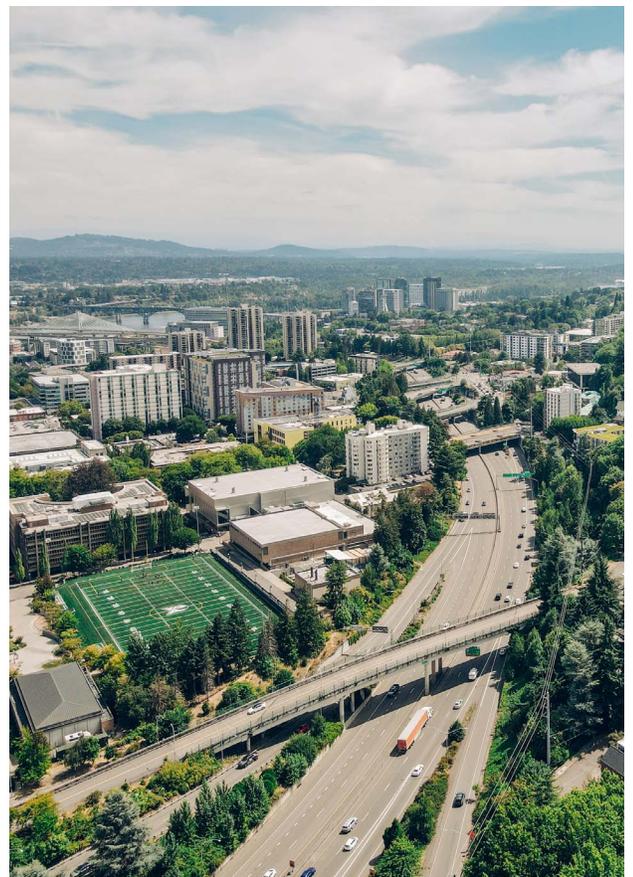
P: 503.223.9203 | melvinmark.com

1297 SW CARDINELL DR FOR SALE



SITE HIGHLIGHTS

- Geotech report and Phase 1 available upon request
- Sweeping views of Portland's skyline and the Cascade Mountain Range
- Located in the highly desirable West Hills neighborhood
- Best-suited for a multi-family development; entitled to build up to 19 condominium units
- Easy access to Downtown Portland, I-405, I-5, US 26
- RM1/RM2 zoning

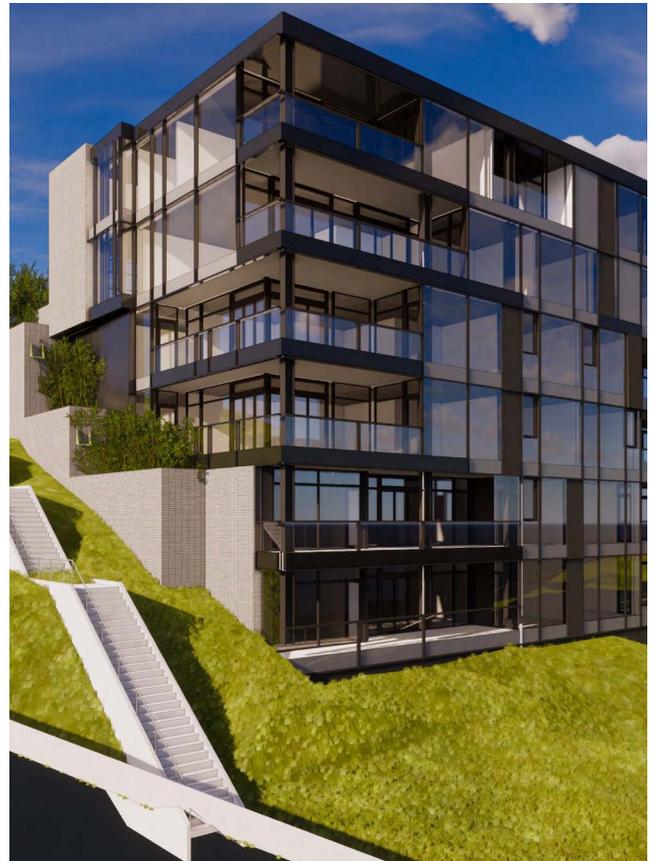


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CURRENT SITE APPROVALS

- 17-unit luxury condominium project with Portland Land Use Approval and design documents.
- Modification for height increase to 75’.
- 17 Units ranging from ~2,400 to 3,000 SF plus balconies
- 7 Stories, 71,800 GSF Total
- 38 space parking garage with automated parking





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