

Killingsworth Development Opportunity

84 NE Killingsworth St. Portland, OR

For Sale

\$699,000



Jeffrey Clair

(503) 893-8403

Jeff@PortlandLandBroker.com

7,736 SF of CM2 zoned land
Ideal for multifamily development
Central Killingsworth St location

Neighborhood Overview

Killingsworth St is famous for being a walk-friendly, up-and-coming neighborhood with a mix of young professionals and established families. It has a plethora of eclectic coffee shops and ethnic food options. Killingsworth retains a strong sense of community as there's a focus on supporting local businesses and a welcoming vibe for newcomers. The property is a few blocks from Portland Cascades Community College which serves about 17,000 students a year.



Summary

- Price - \$699,000 - \$90/SF
- Lot Size - 7,736 SF / .18 AC
- Terms - Cash
- Property Taxes - \$3,600
- Property ID - R297904
- Frequent Bus Service

Zoning Details

The **CM2 zone** is a medium-scale, commercial mixed-use zone allowing for retail, office and residential.

Base Height Limit - 45'

Bonus Height Limit - 55'

Base FAR - 2.5:1

Bonus FAR - 4:1

Rentometer Comps

Studio

- Average Price \$1,130
- Median Price - \$1,080
- Range - \$1,006 - \$1,253

One Bedroom

- Average Price \$1,299
- Median Price - \$1,287
- Range - \$1,138 - \$1,461



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Bike Score - 100
Walk Score - 88



Zoning Details

Use Categories

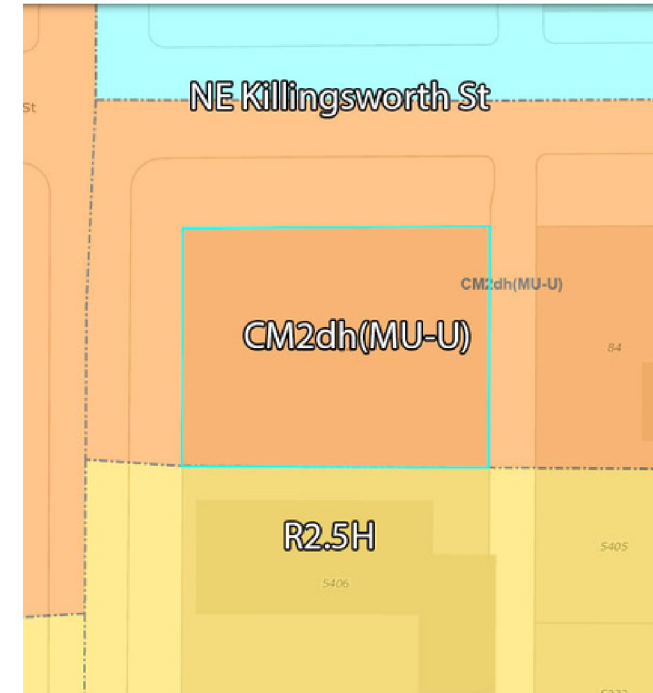
Standards

Zoning Map

Use Categories	CR	CM1	CM2	Standards	CR	CM1	CM2	CM3
Residential Categories				Maximum FAR (see 33.130.205 and 33.130.212)	1 to 1 [1]	1.5 to 1	2.5 to 1	3 to 1
Household Living	Y	Y	Y	- Bonus FAR (see 33.130.212)	NA	See Table 130-3	See Table 130-3	See Table 130-3
Group Living	L/CU [1]	L/CU [1]	L/CU [1]					
Commercial Categories				Minimum Density (see 33.130.207)	NA	NA	1 unit per 1,450 sq. ft. of site area	1 unit per 1,000 sq. ft. of site area
Retail Sales And Service	L [2]	L [2]	Y					
Office	L [2]	L [2]	Y	Base Height (see 33.130.210.B.1)	30 ft.	35 ft.	45 ft.	65 ft.
Quick Vehicle Servicing	N	L [2]	L [2]	Step-down Height (see 33.130.210.B.2)	NA	NA	35 ft.	35 ft.
Vehicle Repair	N	N	Y	- Within 25 ft. of lot line abutting RF-R2.5 zones	NA	NA	45 ft.	45 ft.
Commercial Parking	N	N	L [9]	- Within 15 ft. of lot line across a local service street from RF – R2.5 zones and RM1 and RMP zones	NA	NA	45 ft.	45 ft.
Self-Service Storage	N	N	N					
Commercial Outdoor Recreation	N	N	Y					
Major Event Entertainment	N	N	CU	- Bonus Height (see 33.130.212)	NA	NA	See Table 130-3	See Table 130-3
Industrial Categories								
Manufacturing and Production	N	L/CU [3,5]	L/CU [3,5]	Min. Building Setbacks (see 33.130.215.B)	none	none	none	none
Warehouse and Freight Movement	N	N	N	- Street Lot Line	10 ft.	10 ft.	10 ft.	10 ft.
Wholesale Sales	N	N	L [3,5]	- Street Lot Line abutting selected Civic Corridors	none	none	5 or 10 ft.	5 or 10 ft.
Industrial Service	N	N	CU [3,5]	- Lot Line Abutting OS, RX, C, E, or I Zoned Lot	10 ft.	10 ft.	10 ft.	10 ft.
Bulk Fossil Fuel Terminal	N	N	N	Max. Building Coverage (% of site area)	85%	85%	100%	100%
Railroad Yards	N	N	N	- Inner Pattern Area	75%	75%	85%	85%
Waste-Related	N	N	N	- Eastern, Western, and River Pattern Areas (see 33.130.220)	15%	15%	15%	15%
Institutional Categories				Min. Landscaped Area (% of site area) (see 33.130.225)	10 ft. @ L3	10 ft. @ L3	10 ft. @ L3	10 ft. @ L3
Basic Utilities	Y/CU [8]	Y/CU [8]	Y/CU [8]	Landscape Buffer Abutting an RF – RM4 or RMP Zoned Lot (see 33.130.215.B)	Yes	Yes	Yes	Yes
Community Service	L/CU [6]	L/CU [6]	L/CU [6]	Required Residential Outdoor Area (see 33.130.228)	Yes	Yes	Yes	Yes
Parks and Open Areas	Y	Y	Y	Ground Floor Window Standards (see 33.130.230.B)	Yes	Yes	Yes	Yes
Schools	Y	Y	Y					
Colleges	N	Y	Y					
Medical Centers	N	Y	Y					
Religious Institutions	Y	Y	Y					
Daycare	Y	Y	Y					

Notes:

[1] On sites that do not have a Retail Sales And Service or Office use, maximum density for Household



Overall Maximums Per Zone

Maximum FAR with bonus	2.5 to 1	4 to 1
Maximum height with bonus	35 ft.	55 ft. [1] 75 ft. [2]

Increment of Additional FAR and Height Per Bonus

Inclusionary Housing (see 33.130.212.C)	FAR Height	1 to 1 none	1.5 to 1 10 ft.
Affordable Commercial Space (see 33.130.212.D)	FAR Height	0.5 to 1 none	0.75 to 1 10 ft.
Planned Development (see 33.130.212.E)	FAR Height	none none	1.5 to 1 up to 30 ft.



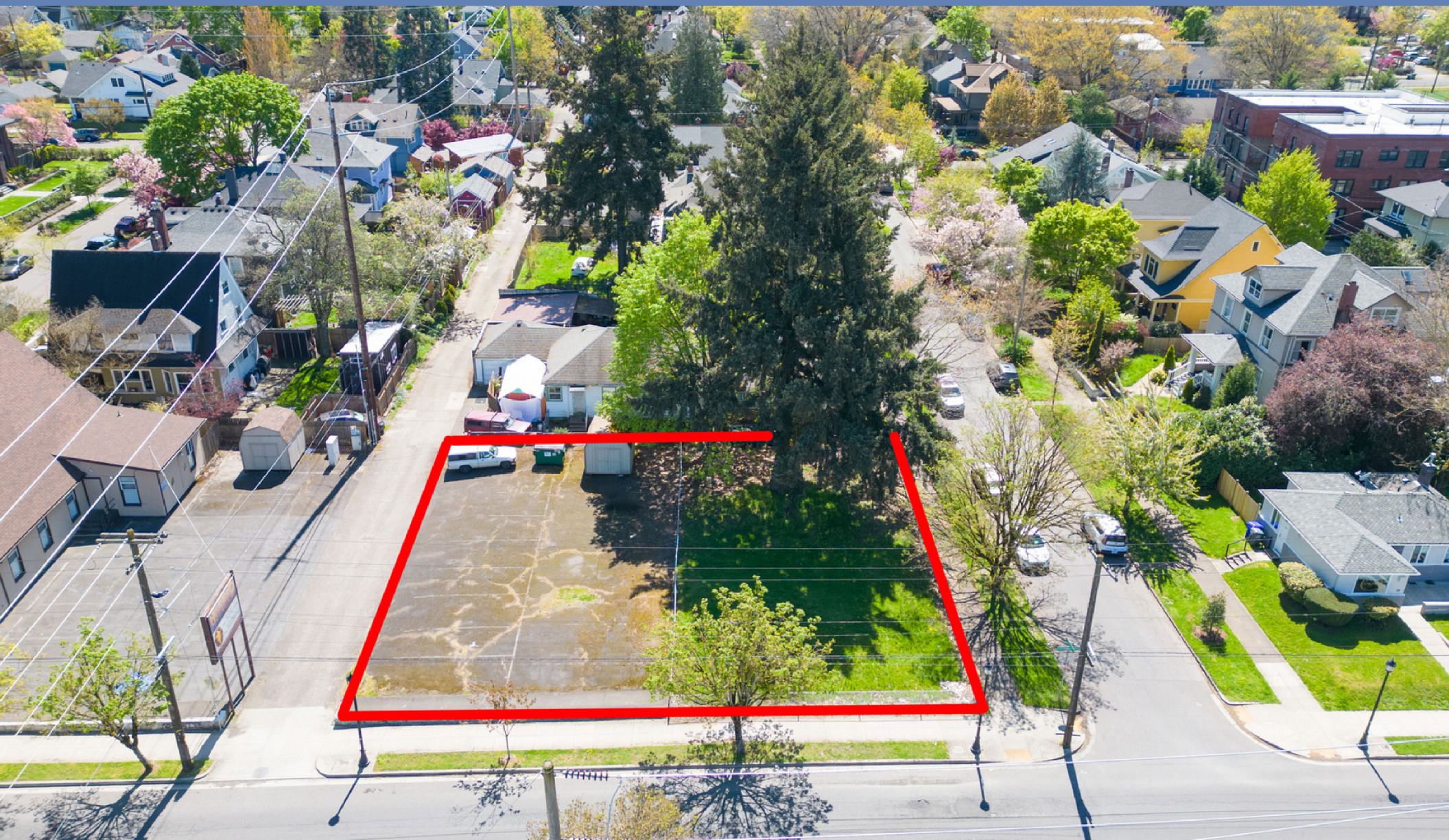
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