



PAIR OF PERMIT-READY APARTMENT SITES FOR SALE

Willing to Sell as a Pair or Individually

Special Pricing Available if Sold as a Package - Call for Details on Pricing if Sold Together

\$1,700,000

4381-4391 NE Prescott Street
Portland, OR 97218

Site Information

- Level 0.31 acres (13,392 sf) "L"-shaped lot
- Zoning: RM1
- Lot Dimensions: 50' front, 100' rear, 185' deep

Proposed Building Details

- Construction Type: Wood Frame
- Number of Buildings: 2
- Stories: 3

Unit Mix

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

Investment Highlights

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 framing required to build.

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 requirements.

\$350,000

55 NE Flanders Street
Portland, OR 97213

Site Information

- Level 0.05 acres (2,184 sf) rectangular lot
- Zoning: RM1
- Lot Dimensions: 25' x 93'

Proposed Building Details

- Construction Type: Wood Frame
- Number of Buildings: 1
- Stories: 3
- 5 1-Bedroom Units

Investment Highlights

Purchase a fully entitled, shovel-ready apartment development one block south of NE Glisan and walking distance from Providence Portland Hospital.

Wood framing allow developers to minimize construction costs, and a sewer extension was recently completed in 2022.

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



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DETAILS

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