

Unique Warehouse or Development Opportunity

8225 SE 7TH AVENUE | PORTLAND, OR 97202



FOR SALE &
LEASE

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**MACADAM
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COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

Unique opportunity to purchase or lease a Sellwood property for rehab or new development. Surrounded by recent multifamily development, this property presents an opportunity for a multitude of uses and services.

PROPERTY HIGHLIGHTS

- Zoning: CM2 Commercial Mixed Use 2
- Two loading doors with drive-in capabilities
- Natural lighting from clerestory lights
- Open, creative space with modest office

LOCATION DESCRIPTION

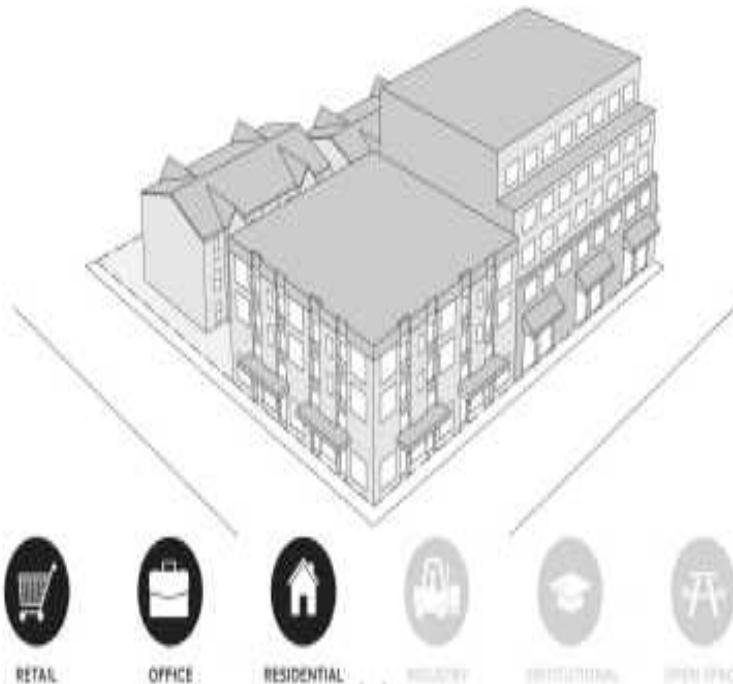
Fantastic CM2 zoned property in desirable Sellwood. Easy access downtown or to Hwy 99. Located in a mix of residential and commercial services within a block of Springwater Trail access and major arterials.

OFFERING SUMMARY

Sale Price:	\$2,250,000
Lease Rate:	\$0.70 SF/month (NNN)
Available SF:	12,600 SF
Lot Size:	13,800 SF
Building Size:	12,600 SF
Loading:	Two grade level doors
Clear Height:	11-16'



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CM2 ZONING SUMMARY

The CM2 zone is a medium-scale, commercial mixed use zone intended for sites in a variety of centers and corridors, in other mixed use areas that are well served by frequent transit, or within larger areas zoned for multi-dwelling development. Buildings in this zone are generally expected to be up to four stories, except in locations where bonuses allow up to five stories.

Specific allowable uses include: retail sales and services, office space, household living, vehicle repair, institutional uses and limited manufacturing uses.

QUICK FACTS

Location This zone is generally applied on prominent streets that are well served by transit, such as NW 23rd, SE Foster, N Lombard, and NE Sandy.

Maximum Height 45' which is generally 4 stories, increasing to 55' (5 stories) with bonus provisions in some areas.

FAR 2.5:1 increasing to 4:1 with bonus provisions.

Parking Parking is generally not required for non-residential uses, or for residential development that contains fewer than 30 dwelling units when development is located near transit.

Parking is generally required for larger residential / mixed-use developments and in locations farther from transit.



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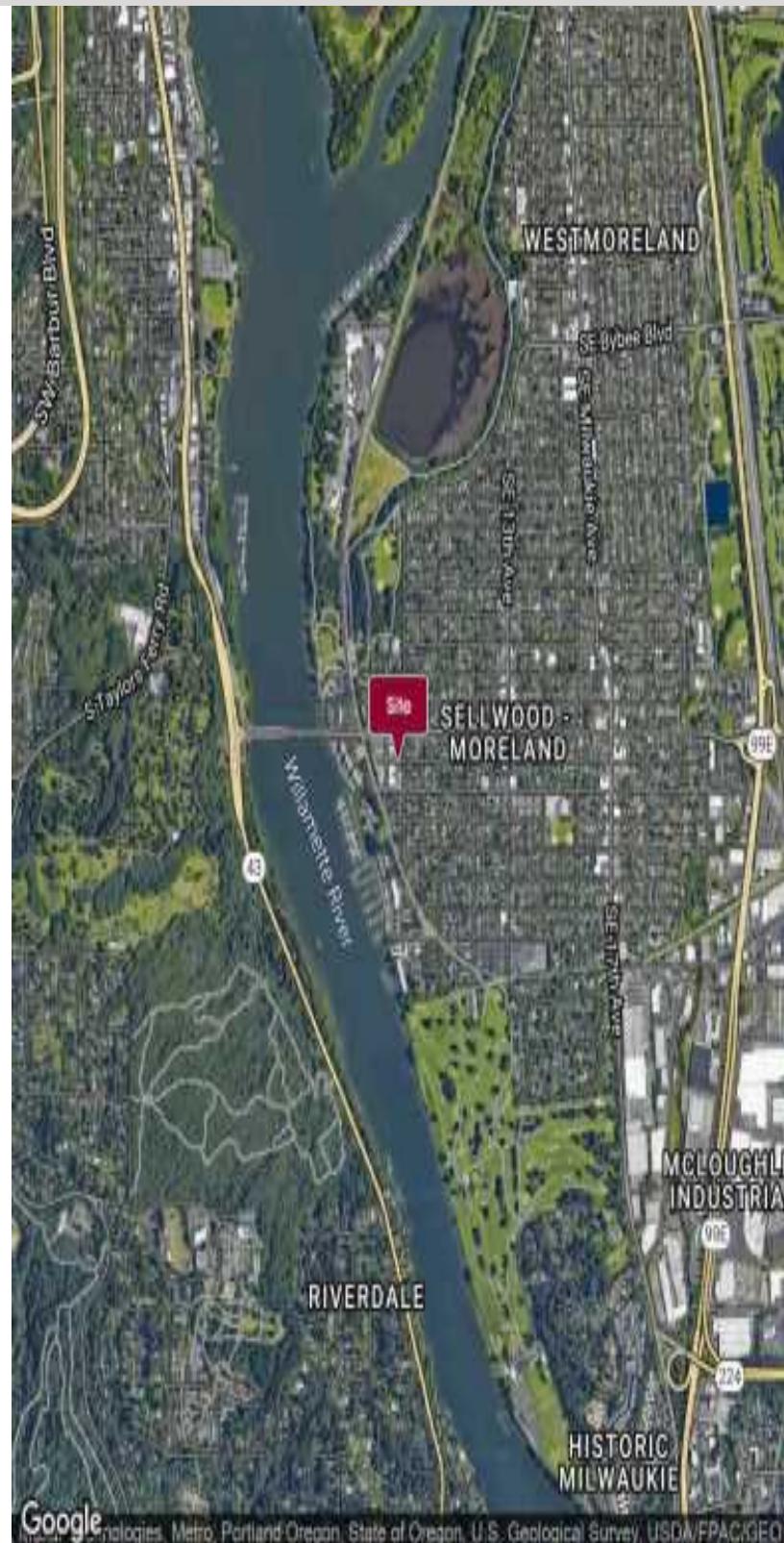
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DEMOCRAPHICS	2 MILE	5 MILE	10 MILE
Total population	41,979	412,545	1,229,372
Median age	41	40.9	41.0
Total households	18,440	189,530	506,898
Average HH income	\$127,698	\$109,322	\$109,421
Average house value	\$593,879	\$496,363	\$459,541

TRAFFIC COUNTS	VOLUME
SE Tacoma Street & SE 6th Avenue West	26,849
SE Tacoma Street & SE 8th Avenue East	25,803



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