

FOR SALE

HIGH DENSITY • MAX STATION • APARTMENT SITE

± \$5,800/UNIT

12024 E Burnside | Portland, OR 97216

ACERAGE:	± 1.29 Acres ± 56,316 SqFt
LOCATION:	SE 119th and E Burnside 12024 E Burnside and 12011 SE Ankeny St. Directly across from the MAX Station on Burnside and NE 120th Ave.
ZONING:	CXd and RHd Central Commercial and High Density Residential - East Corridor Plan District
FAR:	4 to 1 with inclusion with the East Corridor Plan District - results in higher density and building height up to 100 feet. Previous development plans had layouts of approximately 117 to 124 units.
PRICE:	\$12.43/SqFt \$700,000 "BEST PRICE" for high density on the light-rail for entry into the Gateway area.
TAX PACELS:	R293779, R293782, R293784, R293785 and R293786
UTILITIES:	The 1.29 acre site is served with all utilities. Sewer and water are public services.
POTENTIAL DEVELOPMENT ADVANTAGES:	With the desire of Trimet and City of Portland to promote development on the light-rail, there are potential enhancements of : 10 year tax abatement, Metro grants, and waiver of some SDC charges, making development very feasible.
CURRENT USE:	The 1.29 acres has approximately 4 older buildings and houses, some of which are rental and are scheduled for removal with development. Please do not disturb the tenants.



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For More Information or a Property Tour, Please Contact:

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Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.



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