

FOR SALE

Up to 160 Unit Apartment Site - 6.88 Acres \$9,125/Unit

■ LOCATON

- Excellent site located on Orient Drive and near SE 257th and HWY 26, at the corner of SE Orient Dr. and Welch Rd. in East Gresham, OR

■ SIZE

- ± 6.88 Acres

■ PARCEL DESCRIPTION (Tax lots 1700, 4,700 & 4,600)

- 2700 SE Orient Dr., Gresham, OR 97080 - 1S3E13CD 01700 - 1.44 acres
- 26805 SE Orient Dr., Gresham, OR 97080 - 1S3E13CD 04700 - 2.44 acres
- 26837 SE Orient Dr., Gresham, OR 97080 - 1S3E13CD 04600 - 3.0 acres

■ ZONING

- MDR-24 City of Gresham (Moderate Density Residential)
- Plans allows single family-attached units and attached dwellings

■ REPORTS AVAILABLE

- Environmental site assessment, Wetland Study delineating approximately .027 acres, and potential site plans

■ PRICE

- \$1,460,000 (Price Reduced)
- See Kirk Ward for details and potential site plans.



621 SW Morrison St., Ste. 800
Portland, OR 97205
503.223.3171 - Ph. / 503.228.2136 - Fx.
www.norris-stevens.com

For More Information or a Property Tour, Please Contact:

Kirk Ward, Senior Broker

kirkw@norris-stevens.com

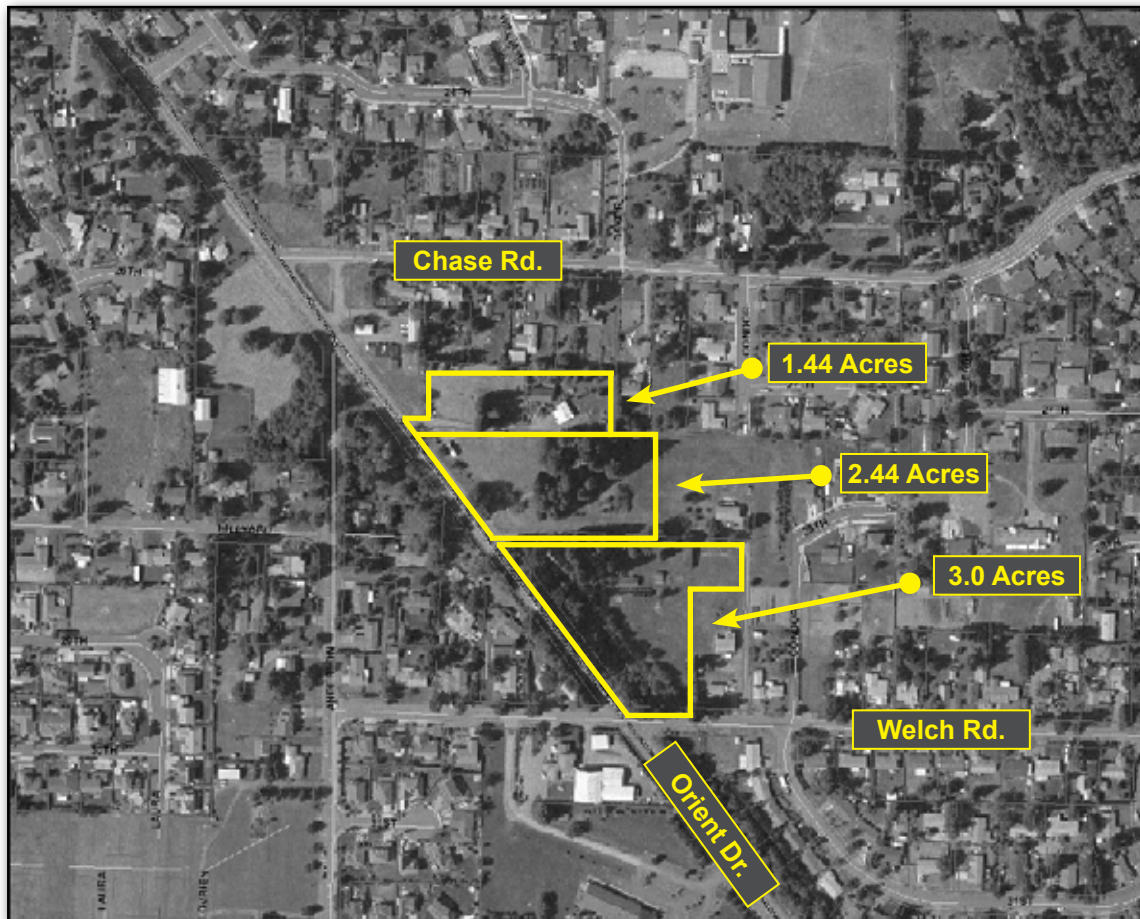
503.225.8448

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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Others available!
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Fidelity National Title Company of Oregon

Map # 1S3E13CD 04500

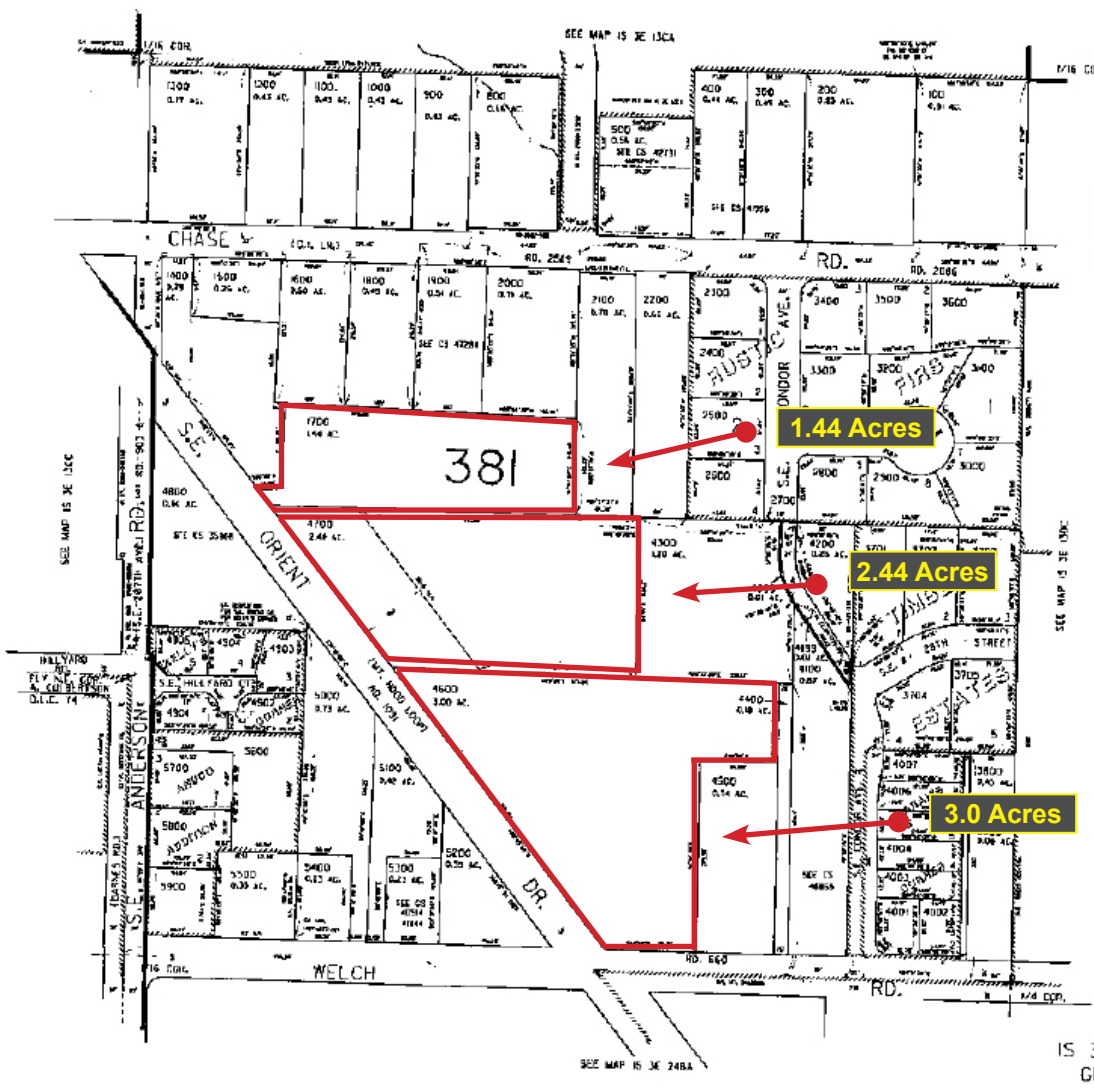


The drawing below is copied from the public records and is provided solely for the purpose of assisting in locating the premises. Fidelity National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SE 1/4 SW 1/4 SEC. 13 T.1S. R.3E. W.M. MULTNOMAH COUNTY

1S 3E 13CD GRESHAM



CANCELLED NO. 600 700 3700 4000 4500

1S 3E 13CD GRESHAM

PROJECT SUMMARY

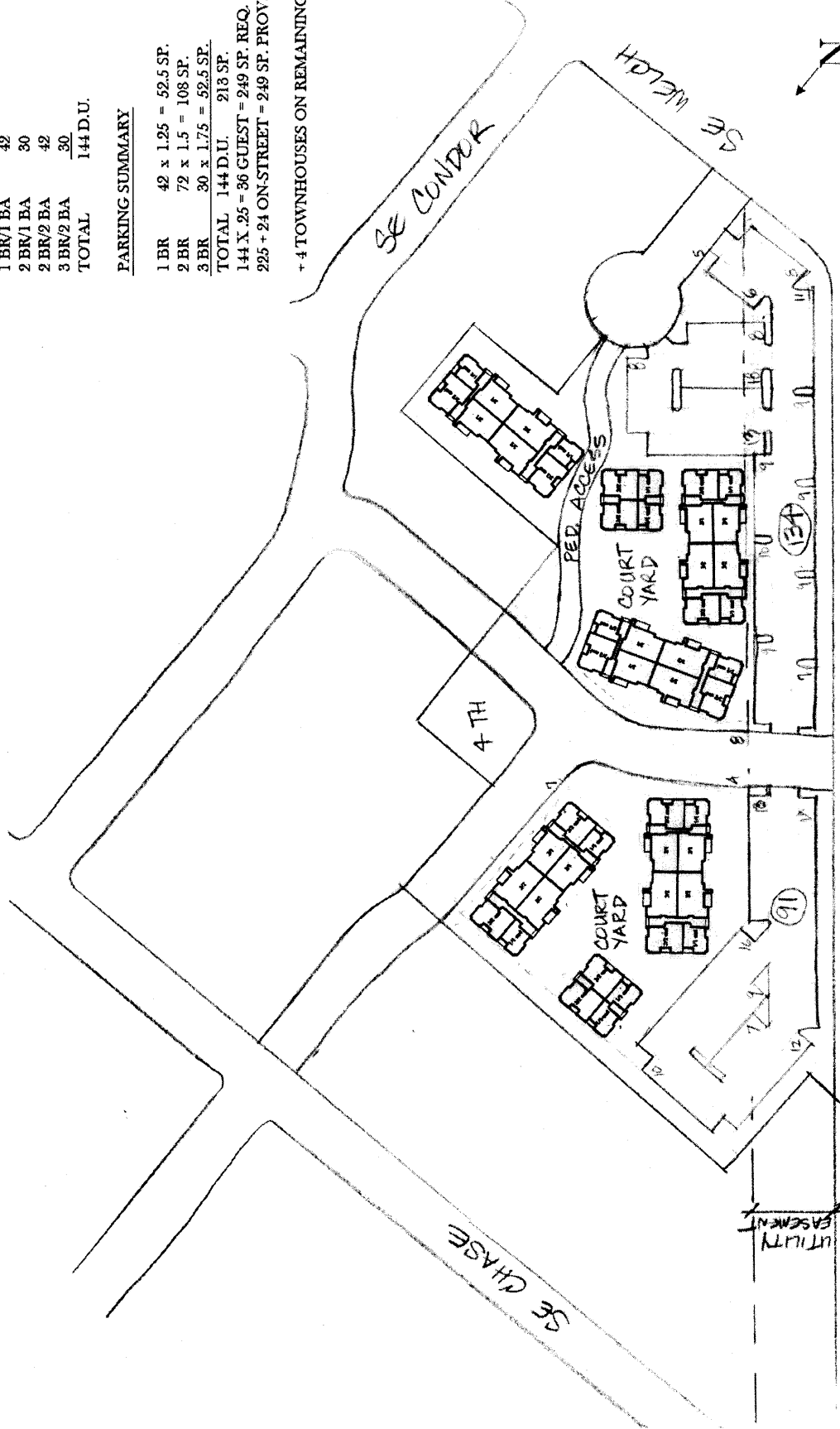
1 BR/1 BA	42
2 BR/1 BA	30
2 BR/2 BA	42
3 BR/2 BA	30
TOTAL	144 D.U.

PARKING SUMMARY

1 BR	42 x 1.25 = 52.5 SP.
2 BR	72 x 1.5 = 108 SP.
3 BR	30 x 1.75 = 52.5 SP.
TOTAL	144 D.U. 213 SP.

144 X 25 = 36 GUEST = 249 SP. REQ.
 225 + 24 ON-STREET = 249 SP. PROV.

+ 4 TOWNHOUSES ON REMAINING PARCEL



ORIENT DR.

