

FOR SALE



LOMBARD STREET RETAIL/CELL TOWER

6221 N LOMBARD ST | PORTLAND, OR 97203

For more information or a property tour, please contact:

GREG NESTING

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Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

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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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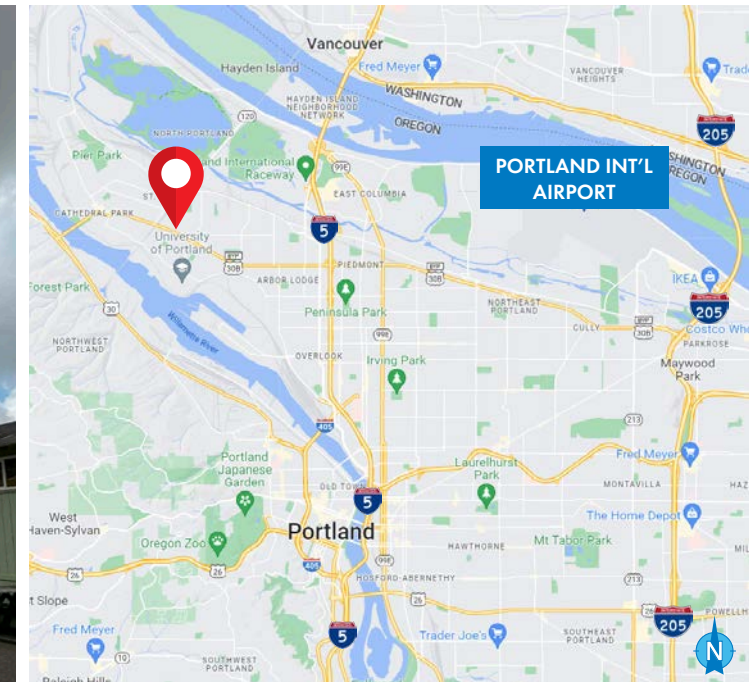
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DETAILS

- Sale price: \$1,100,000
- Building size: ± 3,200 SF
- Land area: ± 0.34 acres (14,950 SF)
- Year built: 1970
- Zoning: CM2 - Commercial Mixed Use 2
- 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.

FEATURES

- Great two tenant investment property
- 2023 estimated net income of \$45,775
- Diversified income from local convenience store operator and cell tower
- Redevelopment potential
- Large parking lot
- Pylon sign
- Great visibility on Lombard Street
- Close proximity to TriMet bus line, I-5, and Hwy 30



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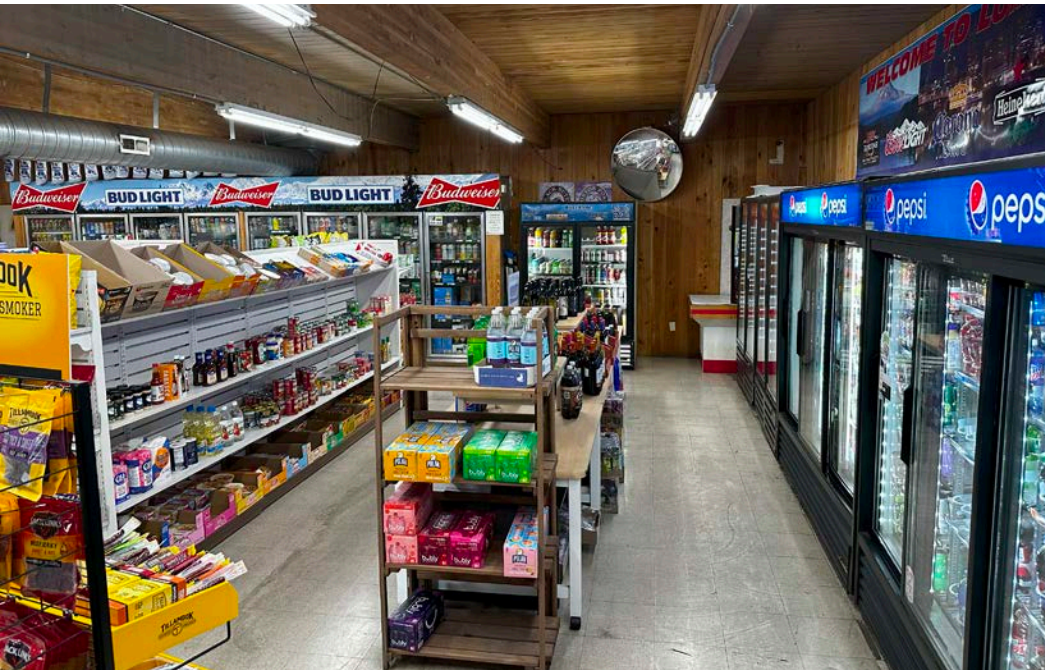
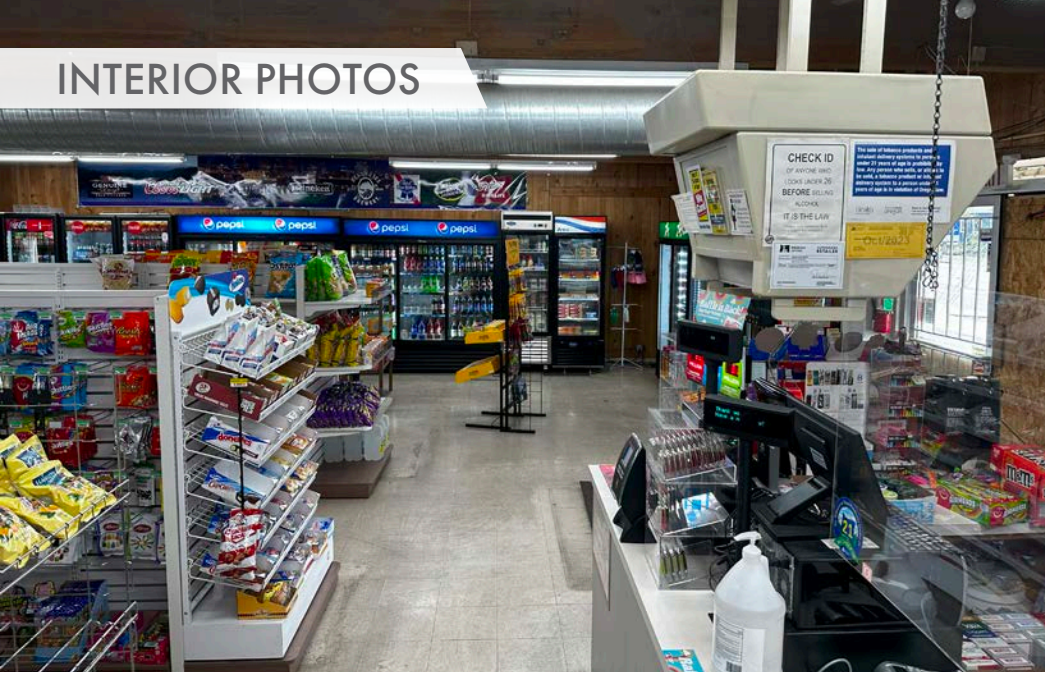
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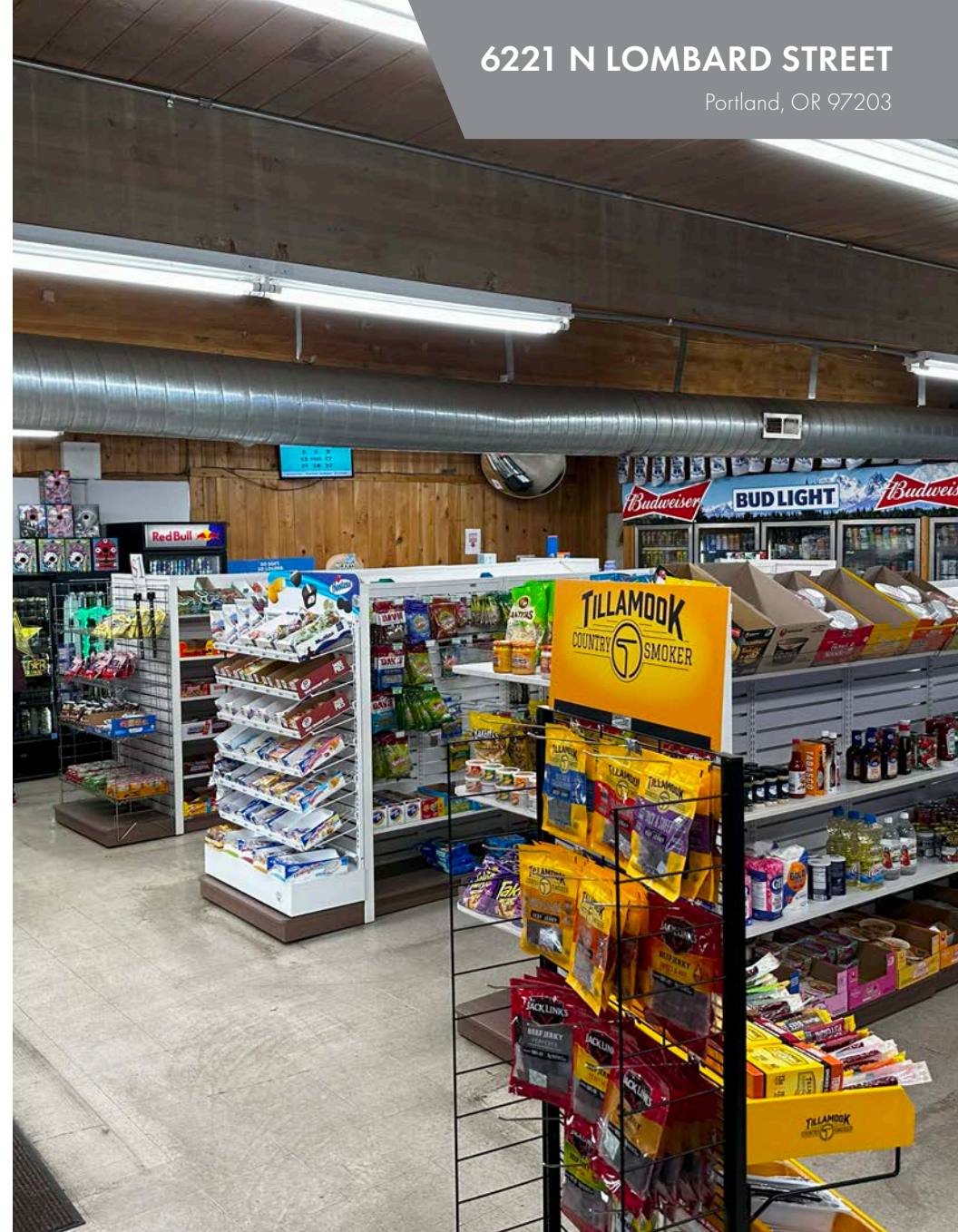
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INTERIOR PHOTOS



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