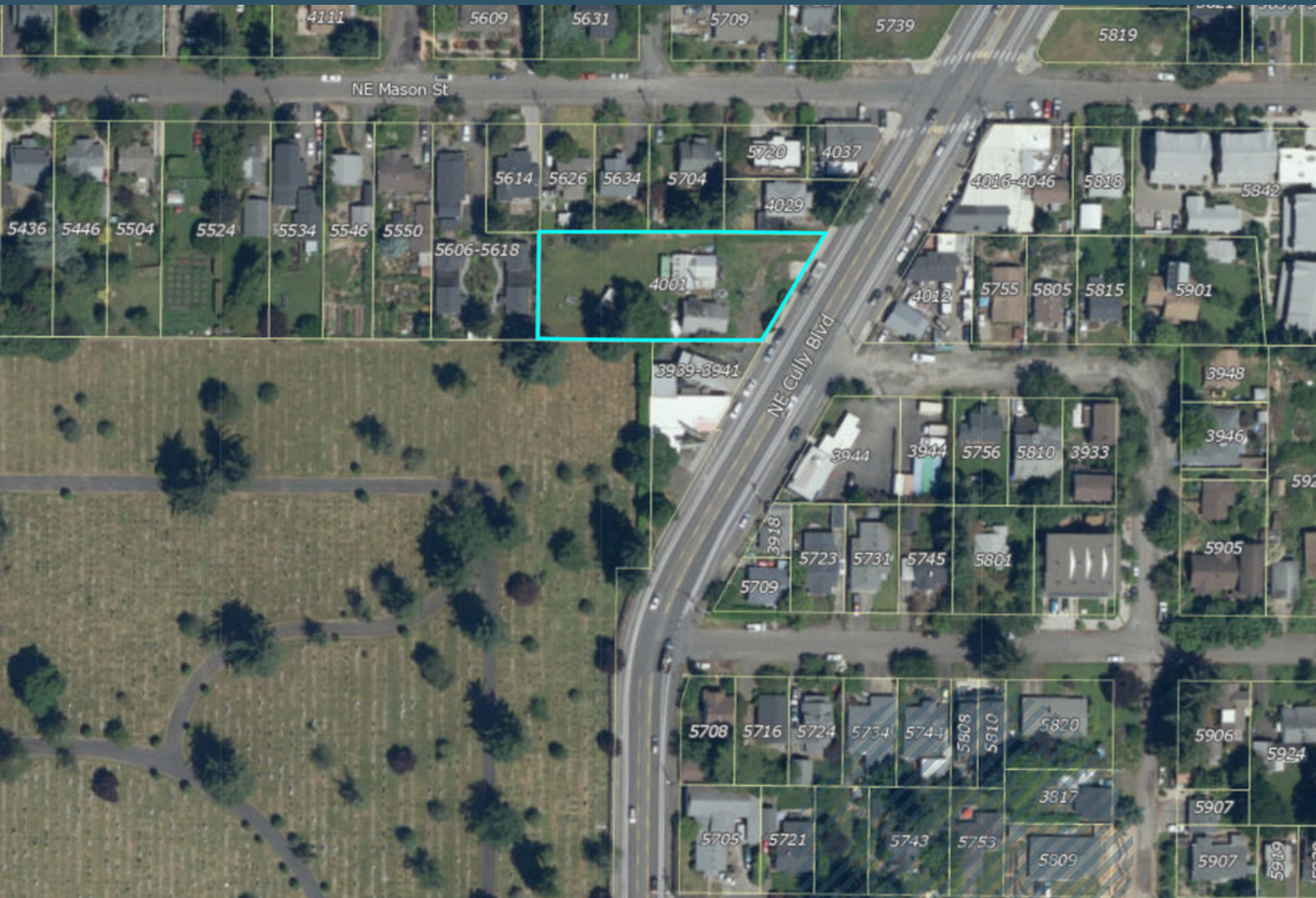


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REAL ESTATE



**.54 ACRE CM2 REDEVELOPMENT OPPORTUNITY
OFFERED AT \$1,600,000**

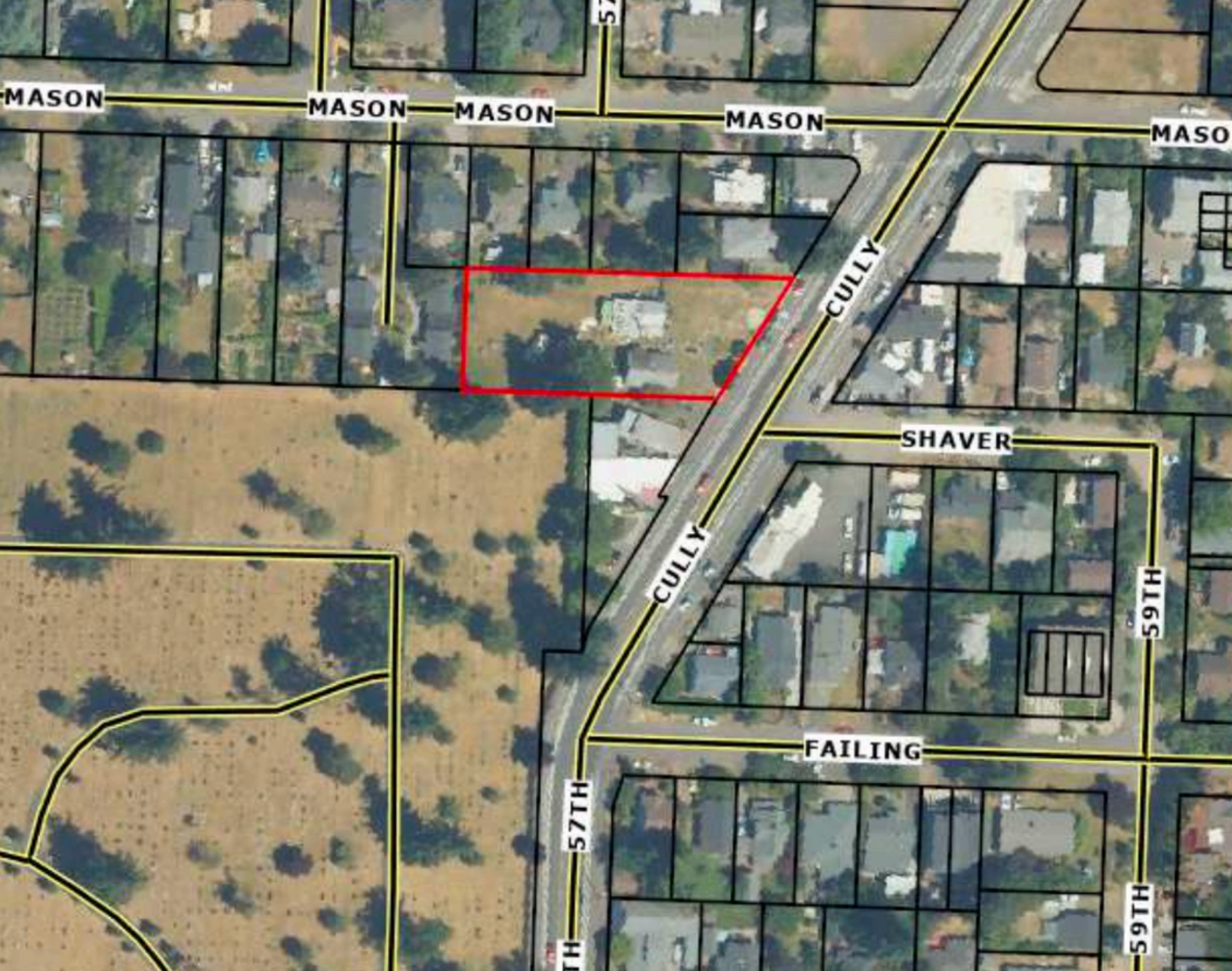
4001 NE CULLY BOUVEVARD, PORTLAND OR 97213

PRESENTED BY

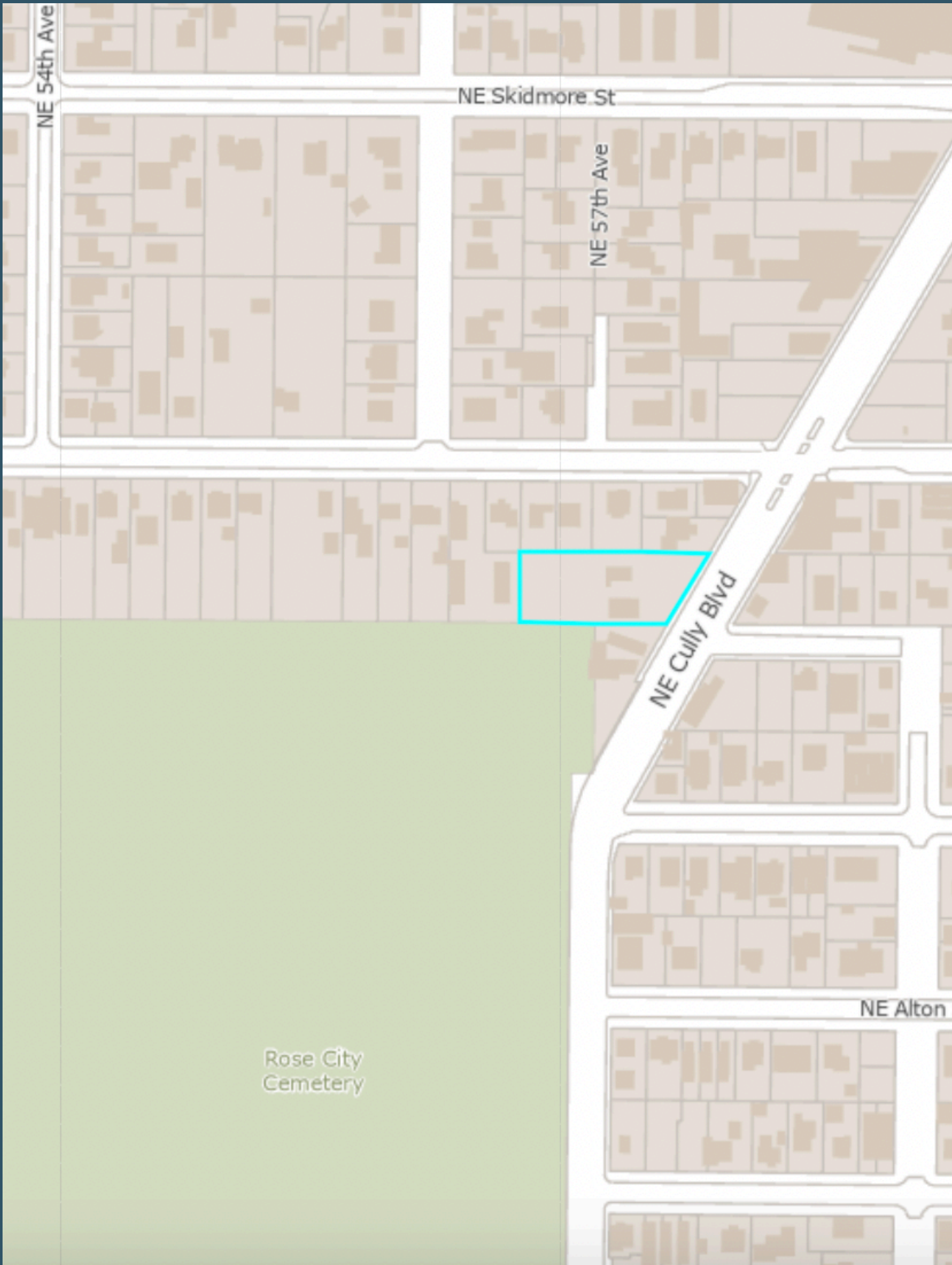
David Abrams

503-816-7167

david@think-commercial.com



4001 NE Cully offers a hard to find .54 acre redevelopment opportunity in the heart of NE Portland's beloved Cully neighborhood. 23,567 square feet of land and a base FAR of 2.5:1 provides the opportunity to develop almost 59,000 square feet of interior space. Bonus provisions can increase the FAR to 4:1 yielding almost 94,000 square feet of interior. CM2 zoning allows up to 45 feet of height, increasing to 55', and sometimes 75', with bonus provisions. This property offers the ability to deliver a mixed-use building, apartments, live/work units, or affordable housing — all aligned with the neighborhood's revitalization trajectory. With strong frontage on NE Cully Blvd and easy access to transit and neighborhood amenities, this parcel presents an ideal canvas for an investor or builder seeking to deliver local services plus housing at an urban-edge scale — and to capture the growing demand for close in, mixed-use nodes in NE Portland.



NE 54th Ave

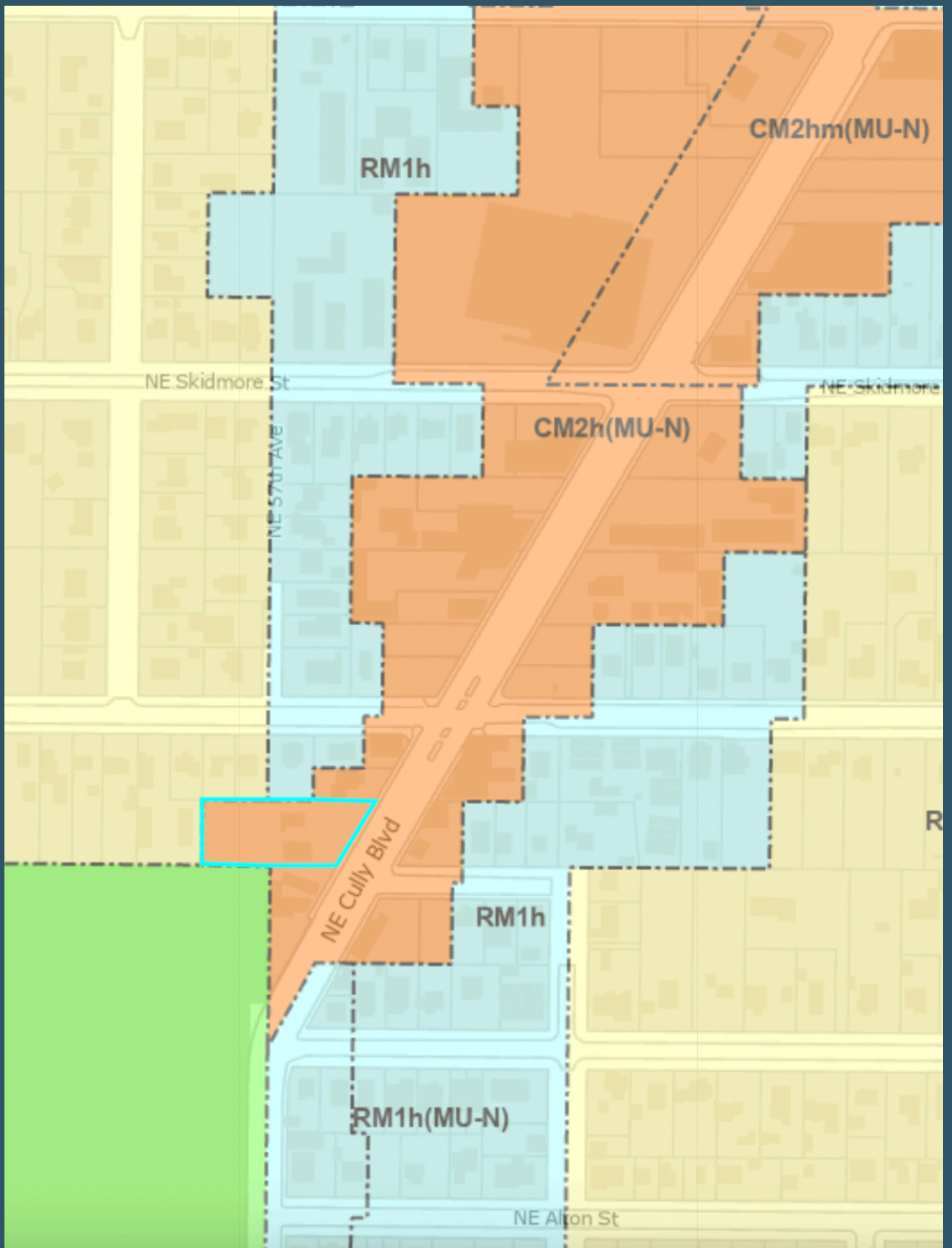
NE Skidmore St

NE 57th Ave

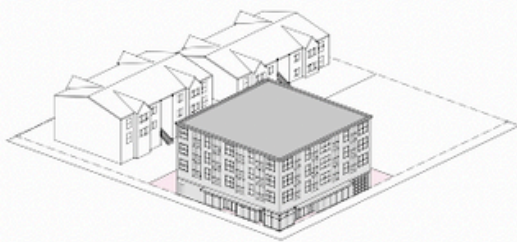
NE Cully Blvd

NE Alton

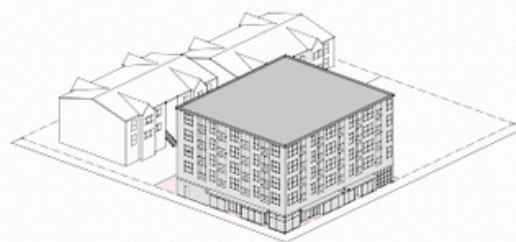
Rose City Cemetery



Commercial Mixed Use 2 (CM2)



CM2 Base



CM2 Bonus

The **CM2** zone is a medium-scale, commercial mixed-use zone intended for sites in a variety of centers, along corridors, and in other mixed use areas that are well served by frequent transit. The zone allows a wide range and mix of commercial and residential uses, as well as employment uses that have limited impacts.

For specific zoning code details, visit the [zoning code website](#). The regulations for this zone are found in [Chapter 33.130](#).

Generally, the uses and character of this zone are oriented towards:



RETAIL



OFFICE



RESIDENTIAL



INDUSTRY



INSTITUTIONAL



OPEN SPACE

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.

45'

maximum height, which is generally 4 stories, increasing to 55', and occasionally 75', with bonus provisions in some areas.

2.5:1 FAR

increasing to 4:1 with bonus provisions.

Parking

is not required.

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