

FOR SALE



OFFERED AT
\$405,000
 \$356.20 / SF · 1,137 SF

Graham Street Lofts

325 NE Graham St · Portland, OR 97212

RETAIL CONDO · CM3 ZONING

SIZE 1,137 Square Feet	YEAR BUILT 2008 Class B Building	BUILDING 16,000 Total SF · 3 Floors	SALE TYPE Owner User Investor Welcome
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ABOUT THE PROPERTY

Versatile ground-floor commercial condo in NE Portland offering exceptional flexibility for investors, owner-users, or live/work buyers. Featuring two separate entrances and dual addresses, this unique property presents a rare opportunity to occupy one space while leasing the other — or to demise into two fully independent units.

INVESTMENT HIGHLIGHTS

- Two entrances & dual addresses
- Polished concrete floors
- High ceilings & open layout
- High vehicle & foot traffic
- Retail, studio, office & live/work
- Bus line & exterior signage

PROPERTY DETAILS

PROPERTY TYPE	Retail (Condo)
SUBTYPE	Storefront / Residential
BUILDING CLASS	Class B
LOT SIZE	0.39 Acres
ZONING	CM3

LOCATION SCORES

WALKABILITY	80
TRANSIT	70
BIKEABILITY	70
DRIVEABILITY	50

NEARBY RETAILERS

Whole Foods	New Seasons	Starbucks
Chase	US Bank	Planet Fitness
		CrossFit

LISTING AGENT
Max Breslau
 eXp Realty

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325 NE Graham St · Portland, OR 97212

(503) 939-8231

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Additional Photos

Interior · 325 NE Graham St, Portland OR 97212

1,137 SF · GROUND FLOOR



Unit A — Main Open Workspace



Unit A — Street-Facing Entry & Lounge



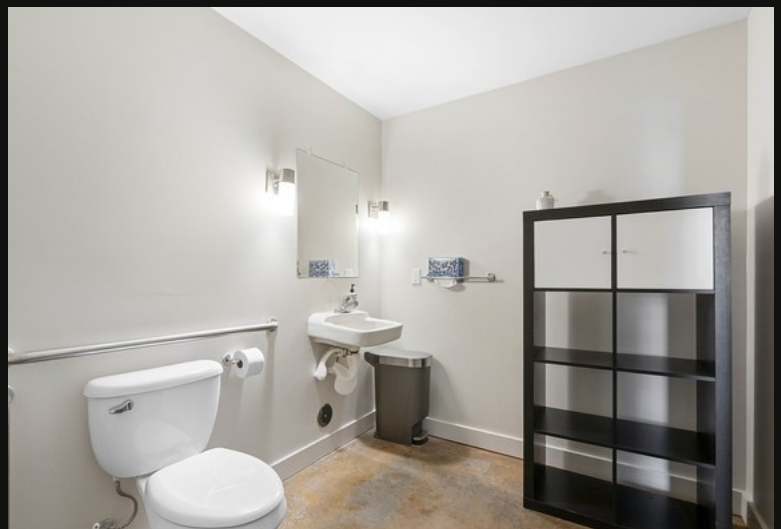
Unit B — Rear Unit & Loft Storage



Unit B — Kitchenette



Exterior — Dual Entrances



Unit B — Restroom

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