

Shop | Warehouse



For Sale or Lease: Close-In Eastside

712 SE 7th, Portland, OR 97214 | 12,375 SF on 18,000 SF Lot | Sale Price: \$2,975,000 | With 8,375 SF showroom/office space available for lease at: \$1.10 PSF NNN

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- EXD Zoning allows a full range of high density, commercial uses including residential, retail and mixed uses
- Secure fenced parking lot

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Property Details

Sale Price: \$2,975,000

Lease Rate: \$1.10 PSF NNN

Address	712 SE 7th Ave., Portland, OR 97214
Year Built	1937
Construction	Reinforced Concrete
Loading	7 Grade
Zoning	EX - Central Employment - Specific allowable uses include: manufacturing, warehouse, wholesale sales, industrial services, residential, parks and open spaces, educational institutions, and hospitals
Parking	1.58/1,000 plus additional parking on street



Property Information

712 SE 7th presents a unique opportunity to own a 12,735/SF on an 18,000/SF EX zoned lot located in the heart of the central eastside.

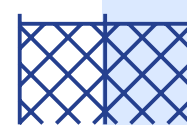
The building is approximately 30 percent leased, and the secured fenced parking lot is partially leased. 3,820/SF of the building is lease through September 2027 with \$50,000 in annual NOI, in addition to \$28,800 in NOI from various parking lot leases.

The vacant 8,375/SF studio space has excellent visibility to SE 7th coupled with the flexible EX mixed uses zone make this ideal space for retail/commercial uses such as a sales showroom, brewery, all types of exercises studios as well production uses all of which are allowed in the EX zone.

The EX-zone allows a full range of high density, commercial, institutional, and residential uses. The 18,000/SF lot could support a substantial mixed use residential development.



Located close-in
Eastside



Fenced lot / yard



Storage space



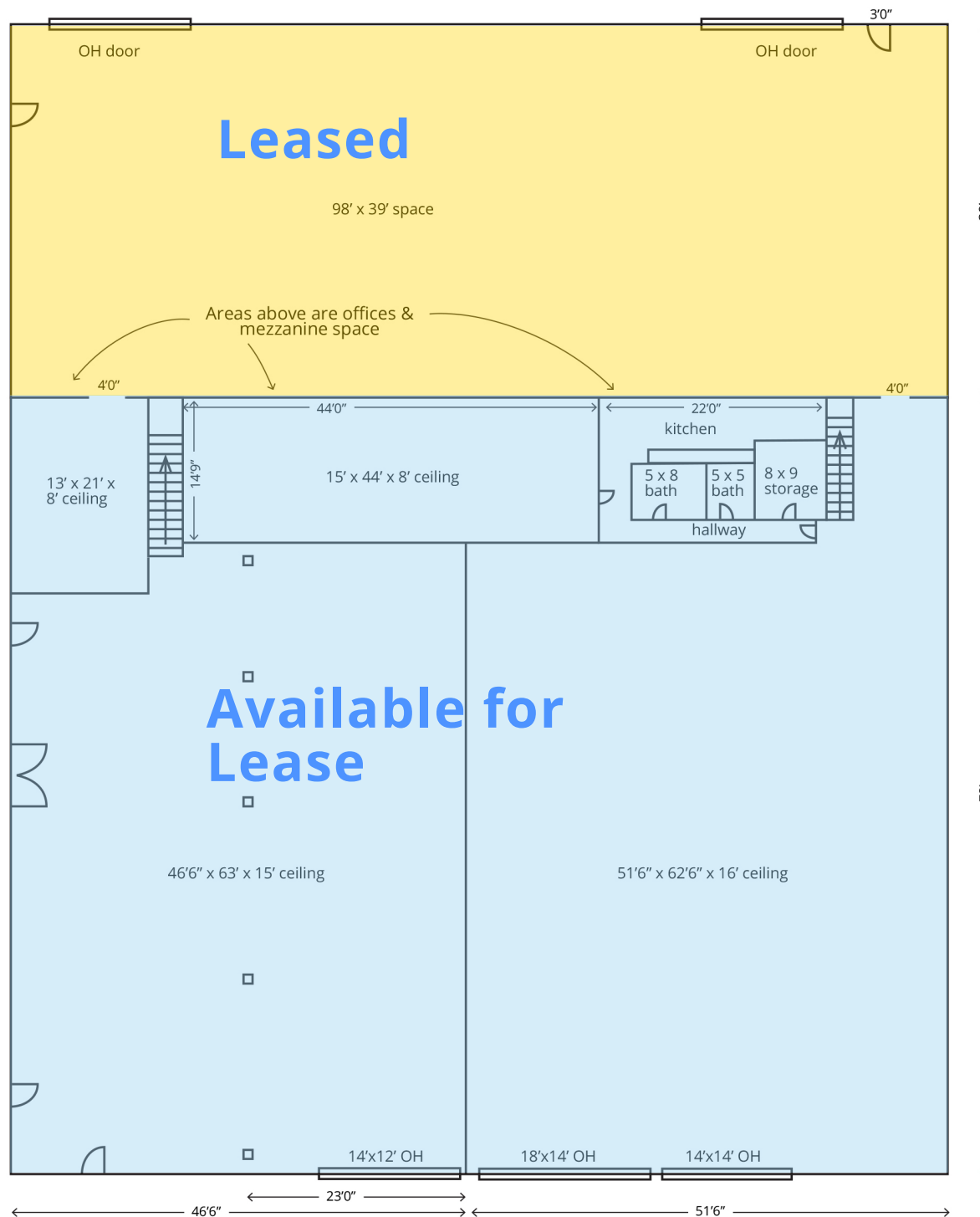
Parking
1.58/1,000
Plus street



Bus line



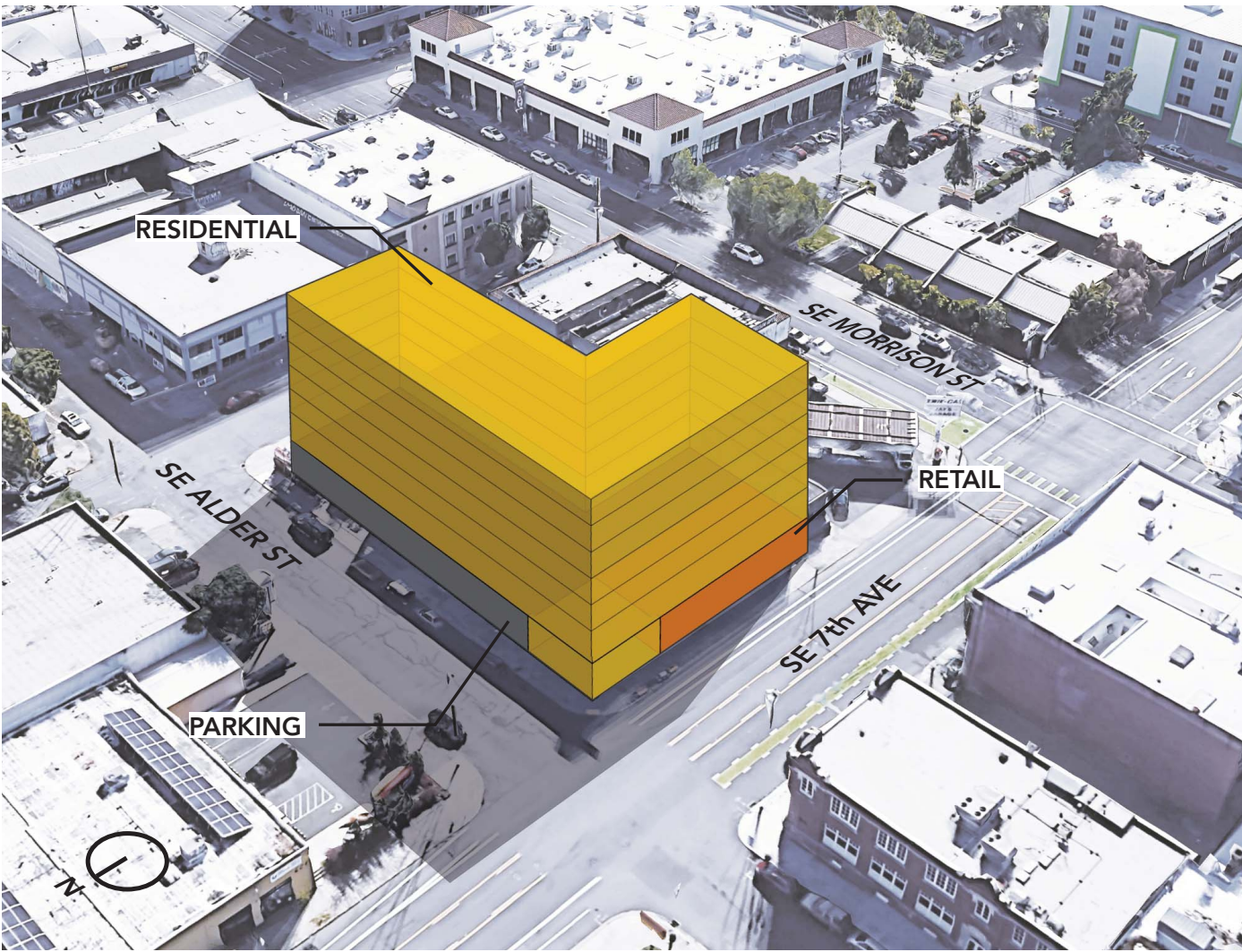
Signage



SE 7th Ave

712 SE 7th Ave. Mixed-Use Concept

Development Potential Summary



Site Area: 18,000 sf (180'X100')

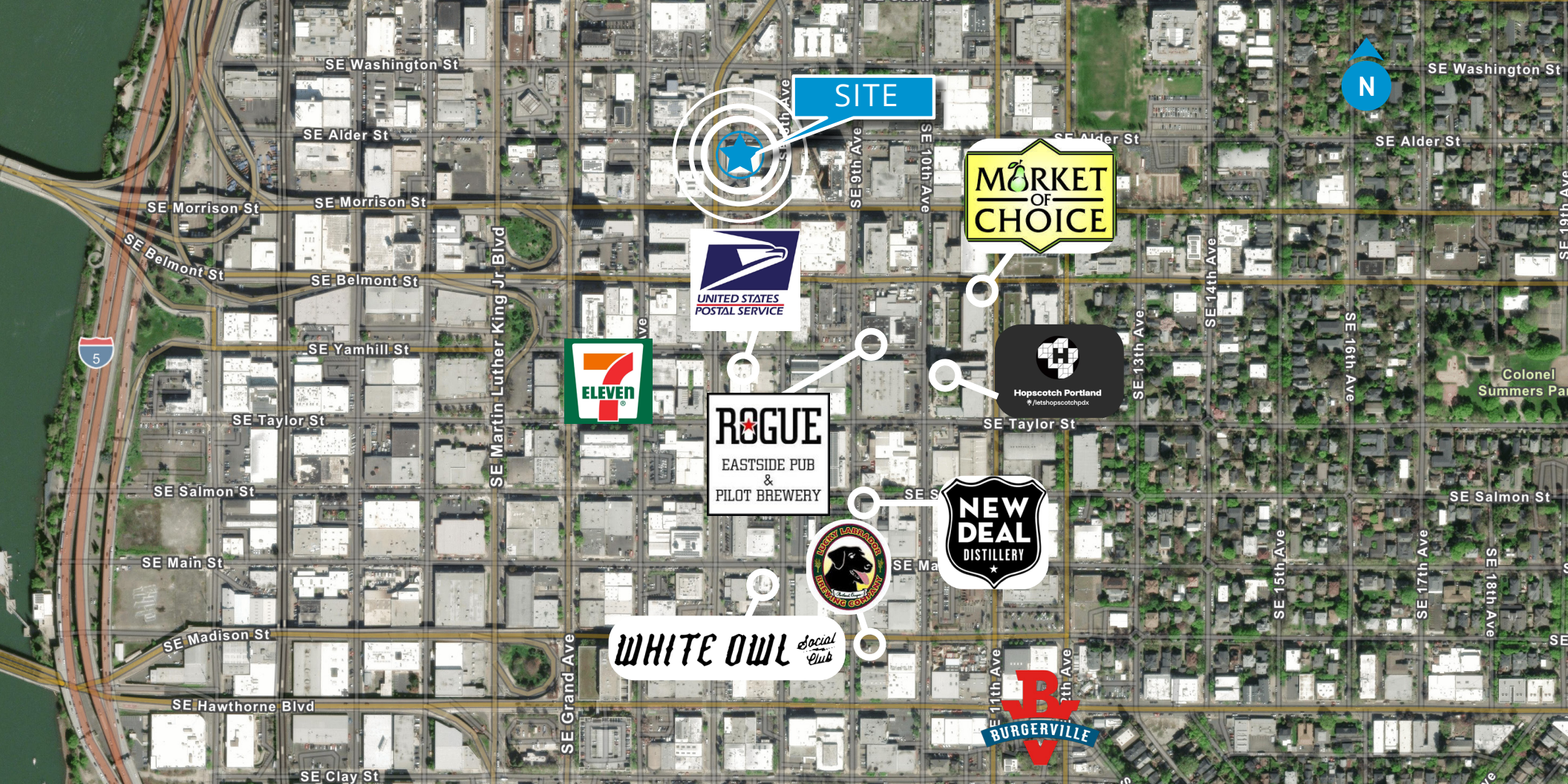
Zoning: EXd
Plan District: Central City
Plan Subdistrict: Central Eastside

Max. Base FAR per CCPD: 4:1 (72,000 sf)
Max. FAR w/ inc. housing: 5:1 (90,000 sf)
Max. Height per CCPD: 100 ft

Level 7: 12,300 sf / 13-19 units
Level 6: 12,300 sf / 13-19 units
Level 5: 12,300 sf / 13-19 units
Level 4: 12,300 sf / 13-19 units
Level 3: 12,300 sf / 13-19 units
Level 2: 12,300 sf / 13-19 units
Ground Level: 16,150 sf

Total: 89,950 sf /
78-114 units

- Total 89,950 sf / 5:1 FAR
- Height as shown 84 ft / 7 stories
- Base 4:1 FAR allowed to be exceeded with required inclusionary housing units
- 12,500 sf ground level parking (28-32 stalls)
- 2,300 sf ground level retail; zoning code requires orienting active use areas to SE 7th ave
- "5 over 2" construction



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