

FOR SALE INVESTMENT

2237-2249 NW Raleigh Street
Portland, OR 97210

SALE PRICE
\$2,870,000



For information, please contact:

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NEWMARK

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The Platt Building

Located in the heart of Portland's sought-after Slabtown neighborhood, The Platt Building offers a rare combination of flexibility, functionality, and location.

The building accommodates a wide range of uses — retail, showroom, office, and flex space — and features soaring high ceilings, a dock-high roll-up door, a 1,500 SF mezzanine, and convenient off-street parking.

Steps from the celebrated retail corridor of NW 23rd, tenants and customers enjoy walkable access to Portland's best local boutiques, top-rated restaurants (**St. Jack's, G-Love, Matador, New Seasons etc.**), **craft breweries (Breakside Brewing)**, and vibrant new residential developments. When logistics demand it, quick I-5 freeway access makes shipping and receiving a breeze.

Perfect for an investor seeking a prime asset to plant your flag in one of Portland's most dynamic neighborhoods, The Platt Building is an opportunity not to be missed.

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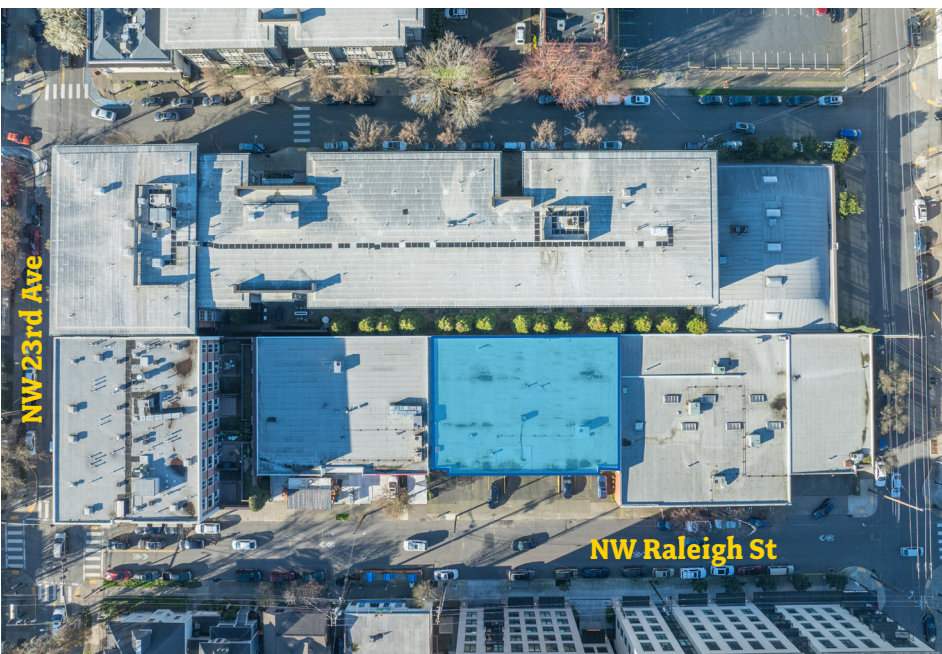


Property Highlights

Size	8,800 square feet with a 1,500 square foot mezzanine
Year Built	1978 (Renovated in 2013)
Property Taxes	\$23,685.99 (FY 2025)
Zoning	CM3 – Commercial Mixed Use 3
Incentives	Zoning is within Prosper Portland's Enterprise Zone (E-Zone) Program, that allows property tax exemptions for up to five years in exchange for job creation and public benefits
Sale Price	\$2,870,000
Cap Rate	6.5%
Tenants	Single Tenant building with an annual net operating income of \$186,596.79 (Please don't disturb Tenant)
Garage	Garage, dock high door (current in place)
Parking	Off-street parking - 9 spaces (of which one is used for the dock-high loading)

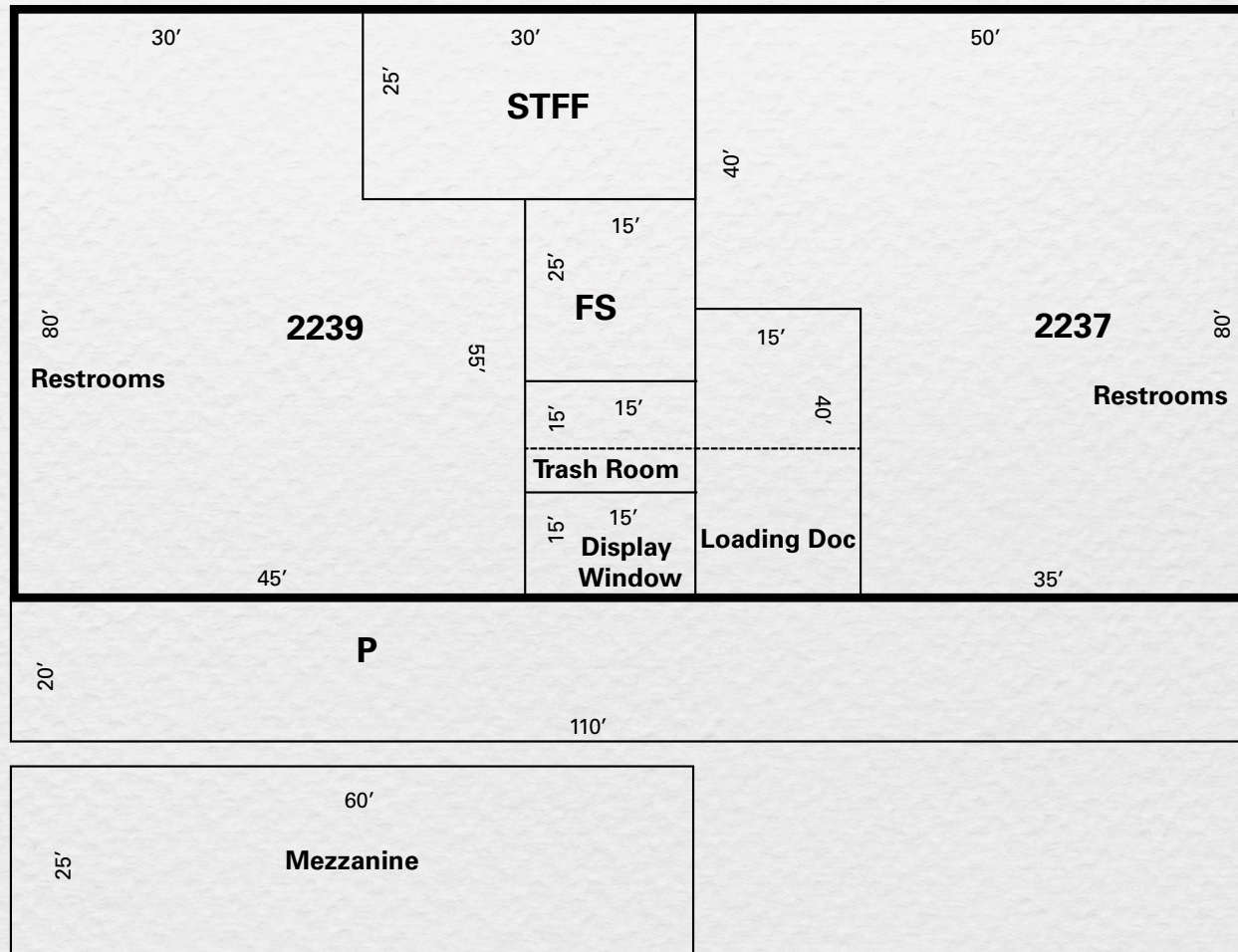
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Floor Plan



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Slabtown Has it All

NW 21ST AVE

Forget the map — just follow the crowd. NW 21st Avenue is the restaurant and bar corridor that turned Slabtown into one of Portland's most exciting neighborhoods to eat and drink.

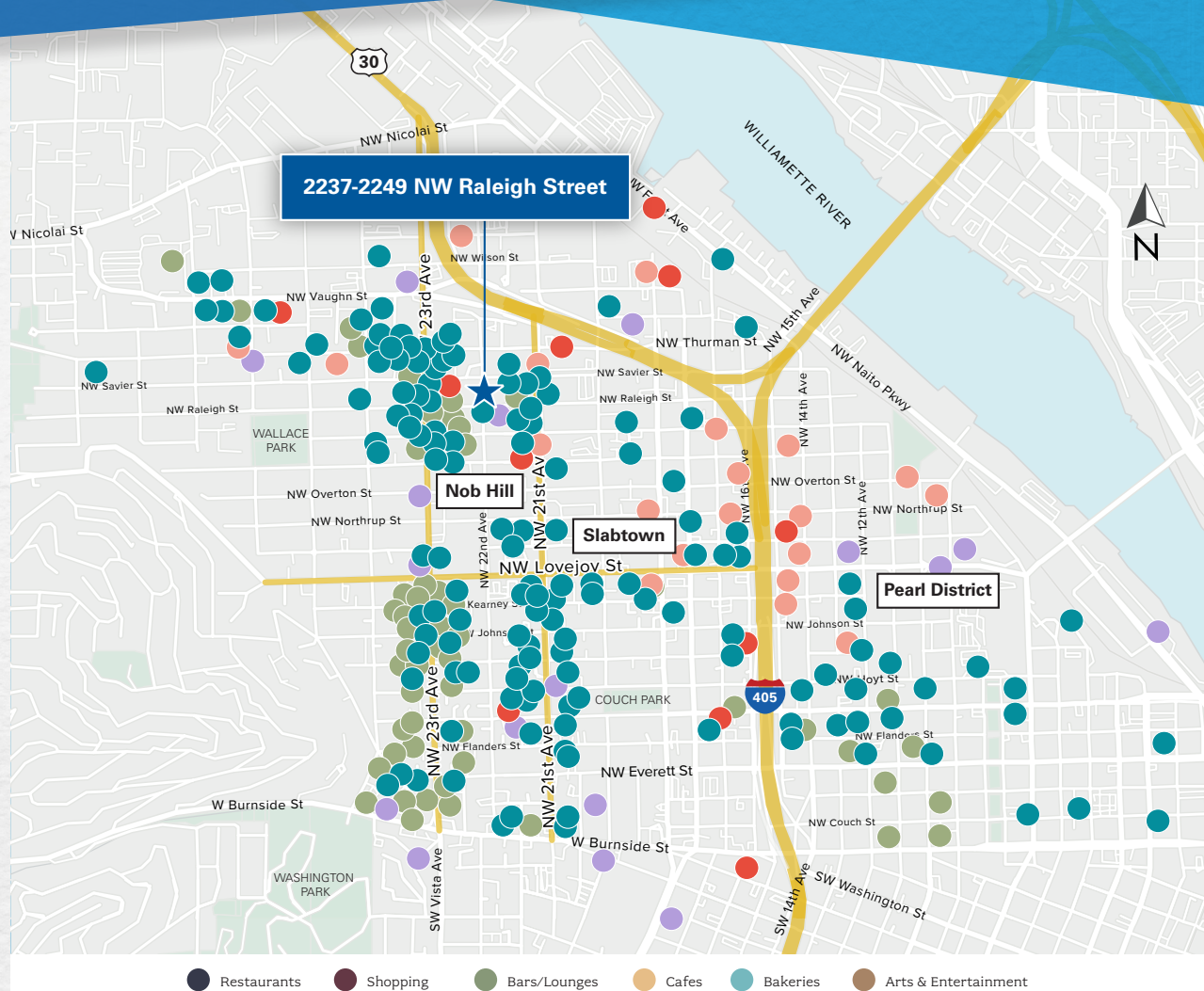
- 30+**
Restaurants & Cafés
- 15+**
Bars & Clubs
- 35+**
Shops & Services
- 2**
Grocers & Markets

NW 23RD AVE

Portland's premier retail strip, NW 23rd Avenue delivers the perfect mix of beloved national brands, local boutiques and everything in between.

PROXIMITY TO HOUSING WITHIN 1/4 MILE

- 2,665+**
Apartment Units
- 80+**
Restaurants & Cafés
- 15+**
Bars & Clubs
- 125+**
Shops & Services
- 3**
Grocers & Markets
- 1**
Hospital



4 BLOCKS
to Street Car

2 MINUTES
to Freeway

98
Bike Score

97
Walk Score



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