

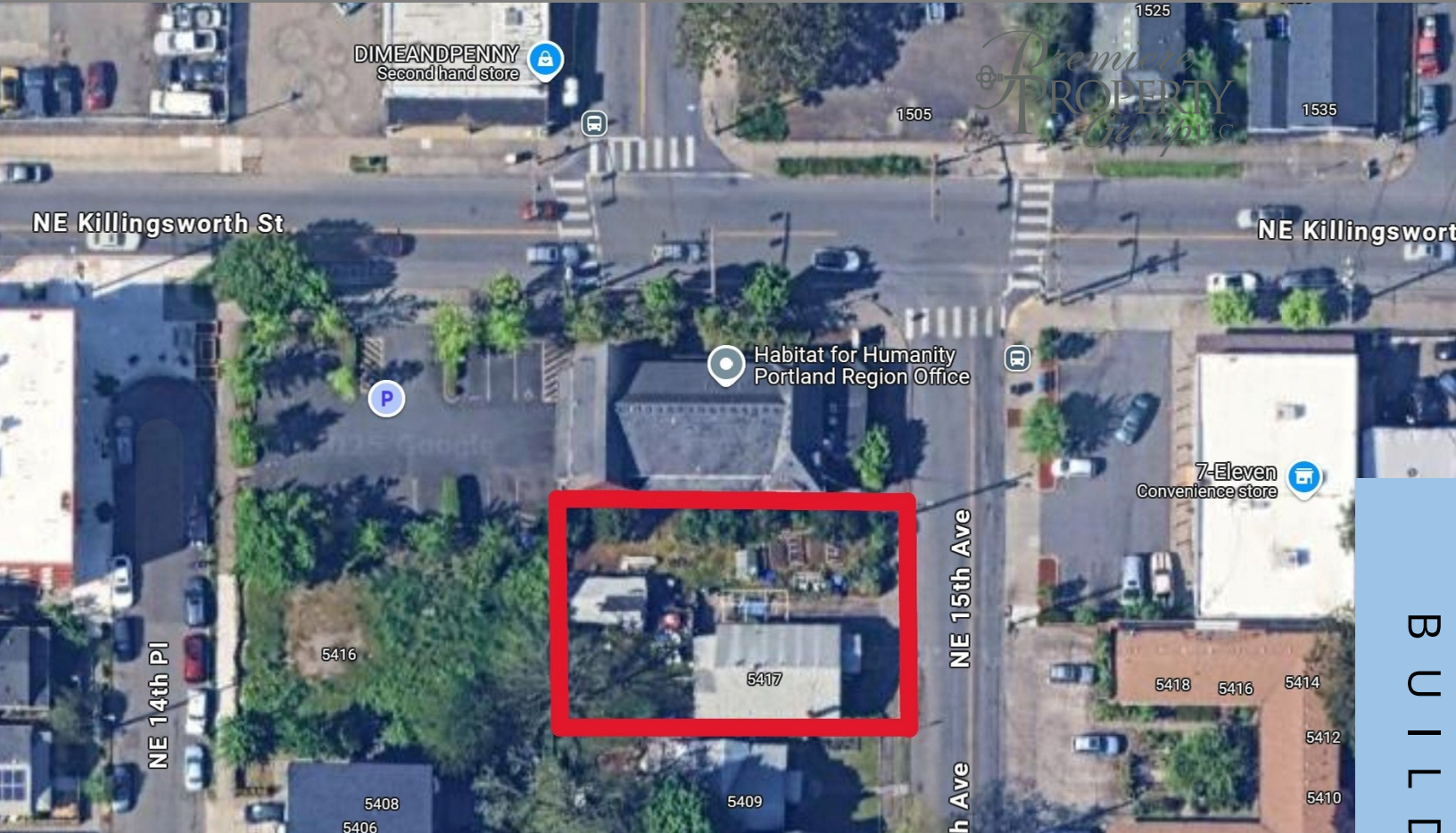
Alberta Arts District

1,936 SF

CM2 Building and Land For Sale

5417 NE 15th Ave
Portland, OR 97211

Parcel: R294852



PRICE: \$650,000

USES:

Mixed Use, Multifam, Retail, more
See Clackamas County Zoning for full information.

Zoned CM2

FULL BUILDERS PACKET AVAILABLE FOR VIEWING

LOCATION:

From Killingsworth to NE 15th Ave

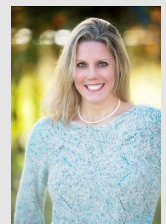
FANTASTIC LOCATION FOR NEW BUILD

Adjacent lot is also available, ready to build apartment and retail complex and purchase second double lot for parking.



Premiere Property Group
10135 SE Sunnyside Rd
Suite 150
Clackamas, OR 97015
www.CrystalBacon.biz

Crystal Bacon
Real Estate Broker
503-939-6309 Mobile
Crystal@crystalbacon.biz



BUILDING FOR SALE

Alberta Arts



YEAR BUILT:

Outer shell build in 1914.

LOT SIZE:

6,800 SF / .16 Acres

OCCUPANCY:

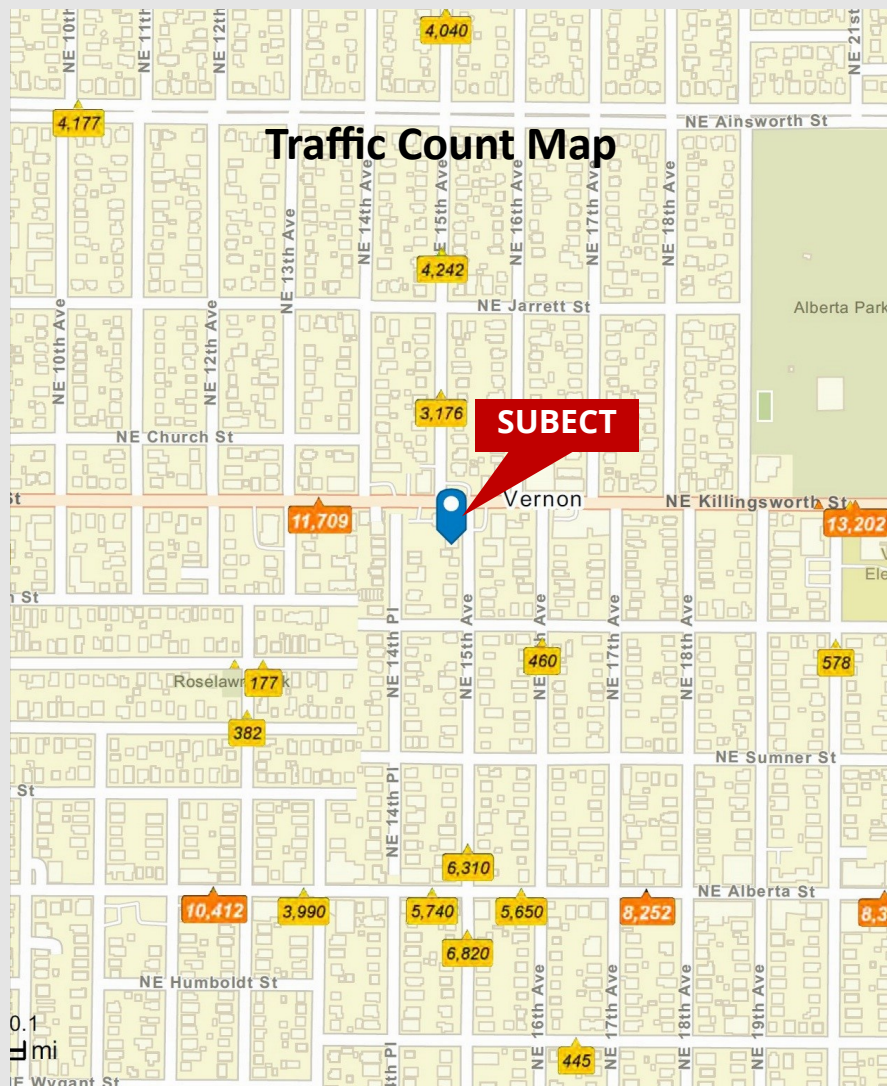
Vacant upon closing.

DAILY TRAFFIC COUNT: 11,727 Killingsworth 2024

PROPERTY INFO:

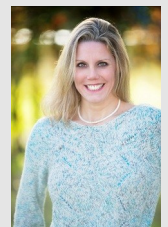
Many possibilities with this zoning. Double lot with large classic fixer. Two bedrooms up stairs, one bedroom in basement, fireplace, 1 full bath, washer/dryer hookups in basement.

The Commercial/Mixed Use 2 (CM2) zone is intended for sites along corridors, and in other mixed use areas that have frequent transit service. The zone allows a wide range and mix of commercial and residential uses, as well as employment. Buildings in this zone will generally be up to four stories tall unless height and floor area bonuses are used, or plan district provisions specify other height limits. Development is intended to be pedestrian-oriented. Example: Retail 1st Floor and Apartments



Premiere Property Group
10135 SE Sunnyside Rd
Suite 150
Clackamas, OR 97015
www.CrystalBacon.biz

Crystal Bacon
Real Estate Broker
503-939-6309 Mobile
Crystal@crystalbacon.biz

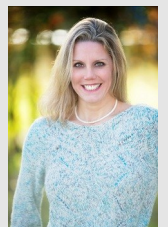


PROPERTY PHOTOS 1



Premiere Property Group
10135 SE Sunnyside Rd
Suite 150
Clackamas, OR 97015
www.CrystalBacon.biz

Crystal Bacon
Real Estate Broker
503-939-6309 Mobile
Crystal@crystalbacon.biz

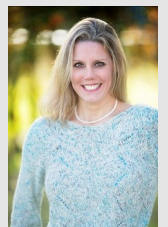


PROPERTY PHOTOS 2



Premiere Property Group
10135 SE Sunnyside Rd
Suite 150
Clackamas, OR 97015
www.CrystalBacon.biz

Crystal Bacon
Real Estate Broker
503-939-6309 Mobile
Crystal@crystalbacon.biz

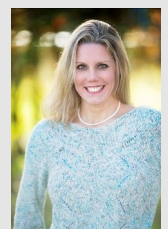


PROPERTY PHOTOS 3

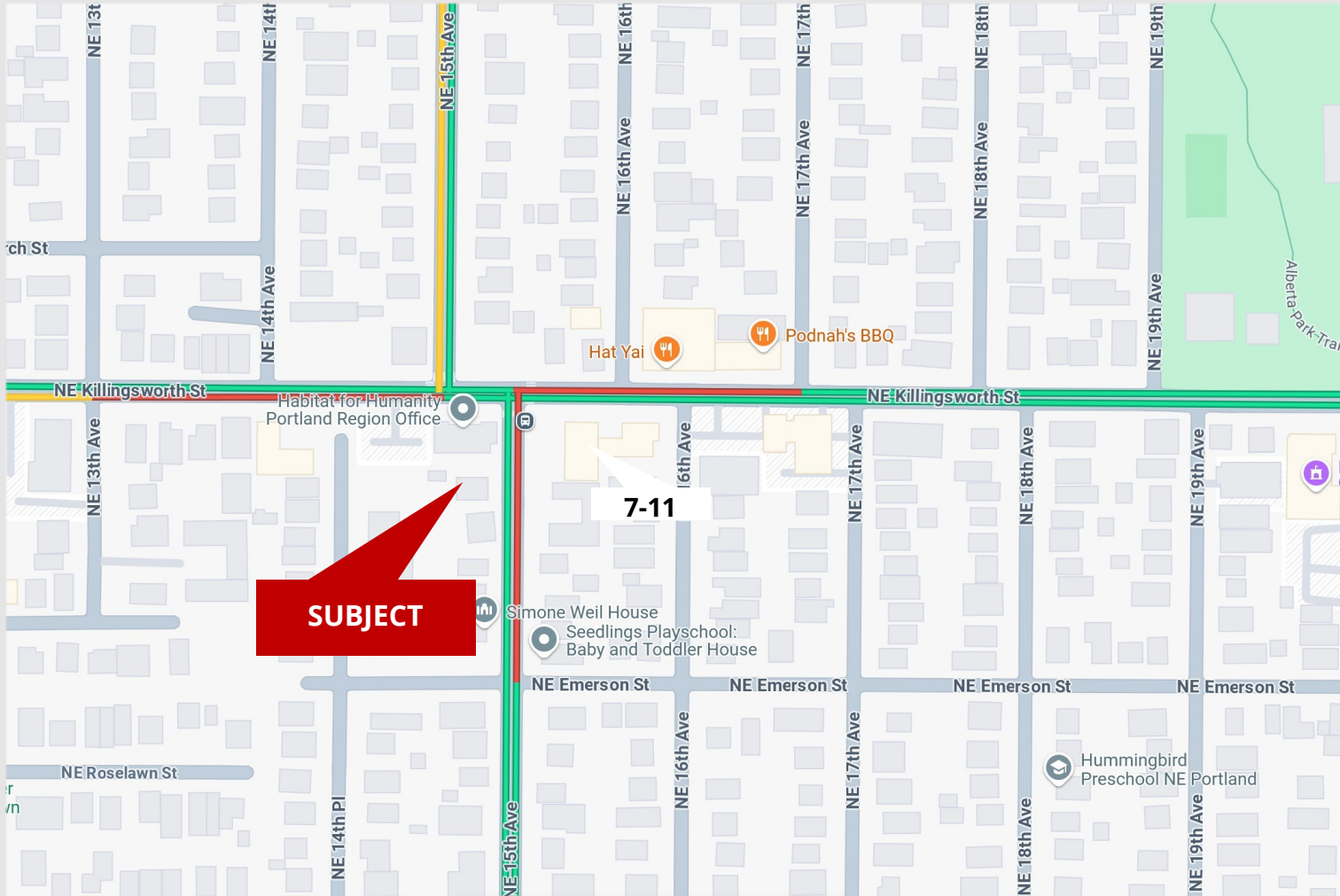


Premiere Property Group
10135 SE Sunnyside Rd
Suite 150
Clackamas, OR 97015
www.CrystalBacon.biz

Crystal Bacon
Real Estate Broker
503-939-6309 Mobile
Crystal@crystalbacon.biz

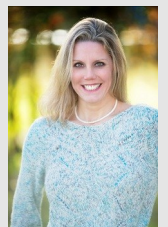


AERIAL MAP

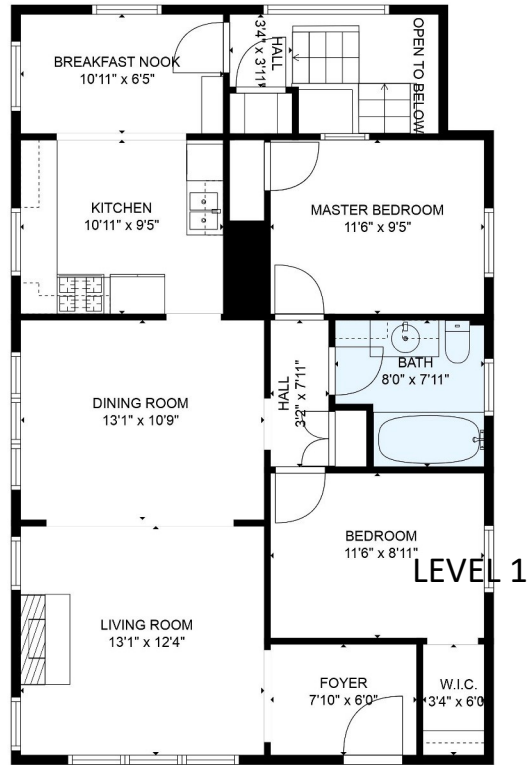
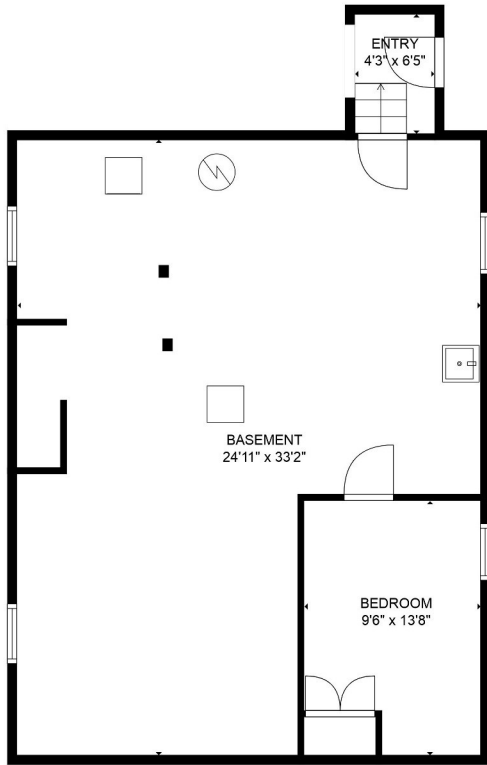


Premiere Property Group
10135 SE Sunnyside Rd
Suite 150
Clackamas, OR 97015
www.CrystalBacon.biz

Crystal Bacon
Real Estate Broker
503-939-6309 Mobile
Crystal@crystalbacon.biz



Floor Plan



Premiere Property Group
10135 SE Sunnyside Rd
Suite 150
Clackamas, OR 97015
www.CrystalBacon.biz

Crystal Bacon
Real Estate Broker
503-939-6309 Mobile
Crystal@crystalbacon.biz

