



AVAILABLE FOR LEASE

FOR SALE / LEASE

OWNER-USER OR REDEVELOPMENT OPPORTUNITY

1132 SE SALMON ST, PORTLAND, OR 97214

TYLER COLLINS

503.416.0088

tcollins@macadamforbes.com

JOE KAPPLER

503.972.7294

joek@macadamforbes.com

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

Prime Southeast Portland owner-user or redevelopment opportunity in the heart of the Buckman neighborhood. The property offers a functional inner SE flex building suited for a wide range of business uses, supported by flexible zoning that allows for commercial, retail, and mixed-use applications.

A portion of the building is currently leased through August 2027, while approximately 4,000 square feet remains vacant, providing immediate occupancy or lease-up potential. For details on existing income, please contact the listing brokers.

PROPERTY HIGHLIGHTS

- Favorable EX Zoning
- Existing income and vacant 4,000 SF flex building
- Flex office space with grade level door
- 6 off-street parking stalls
- Frontage along SE 11th and SE 12th

OFFERING SUMMARY

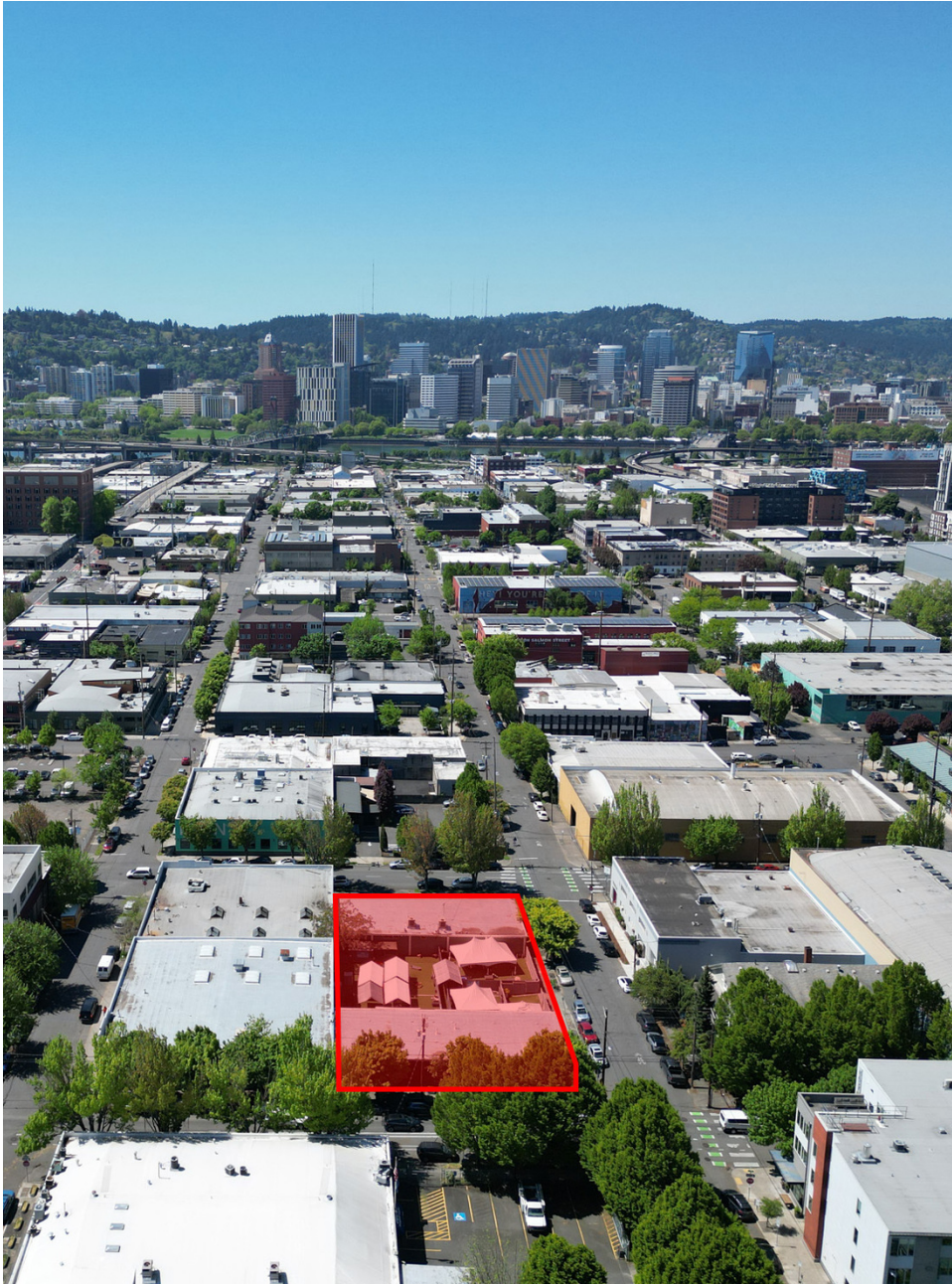
Sale Price:	\$2,800,000
Lease Rate:	\$18 SF/yr (NNN)
Building Size:	8,200 SF
Available SF for Lease:	4,000 SF
Lot Size:	19,990 SF
Zoning:	EX

TYLER COLLINS

503.416.0088 | tcollins@macadamforbes.com

JOE KAPPLER

503.972.7294 | joek@macadamforbes.com



TYLER COLLINS

503.416.0088 | tcollins@macadamforbes.com

JOE KAPPLER

503.972.7294 | joek@macadamforbes.com

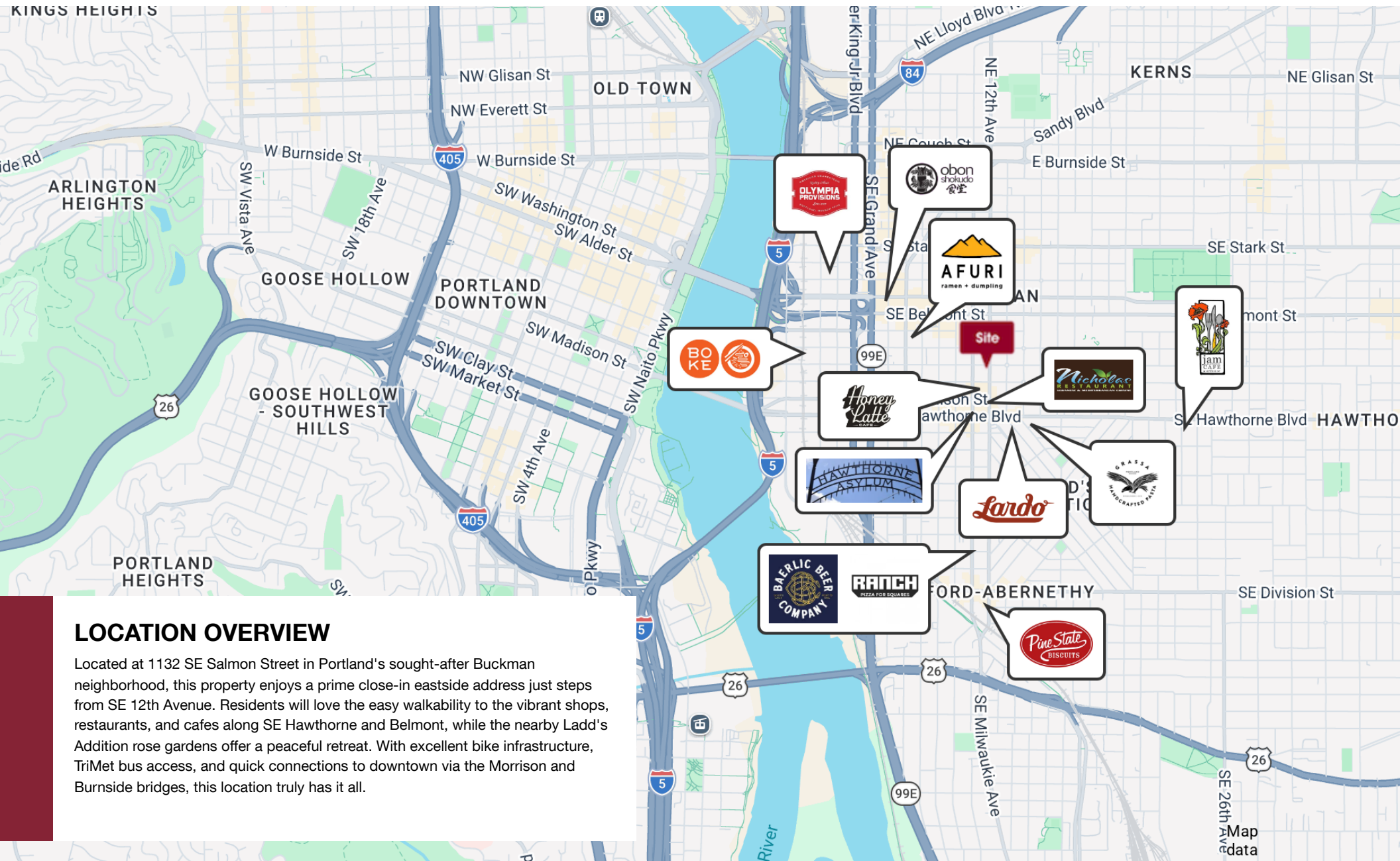


TYLER COLLINS

503.416.0088 | tcollins@macadamforbes.com

JOE KAPPLER

503.972.7294 | joek@macadamforbes.com



LOCATION OVERVIEW

Located at 1132 SE Salmon Street in Portland's sought-after Buckman neighborhood, this property enjoys a prime close-in eastside address just steps from SE 12th Avenue. Residents will love the easy walkability to the vibrant shops, restaurants, and cafes along SE Hawthorne and Belmont, while the nearby Ladd's Addition rose gardens offer a peaceful retreat. With excellent bike infrastructure, TriMet bus access, and quick connections to downtown via the Morrison and Burnside bridges, this location truly has it all.

TYLER COLLINS

503.416.0088 | tcollins@macadamforbes.com

JOE KAPPLER

503.972.7294 | joek@macadamforbes.com