

PRICE REDUCTION!



FOR SALE

FREESTANDING COMMERCIAL BUILDING

4023-4029 NE TILLAMOOK ST, PORTLAND, OR 97212

JOE KAPPLER
503.972.7294
joek@macadamforbes.com

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

Freestanding commercial building demised into 3 separate tenant suites totaling 2,449 SF on the main floor plus a 683 SF basement. The property is on a hard corner within the Hollywood area on a 5,000 SF lot. Flexible zoning, CM1, City of Portland, allows various uses, including office, retail, daycare, and clinic. The flexible layout allows a new owner to retain the 3-tenant demising plan or combine the suites into one large owner-user opportunity. There is off-street parking along with abundant on-street parking options.

PROPERTY HIGHLIGHTS

- Freestanding commercial building with off-street parking
- Building signage available
- Heavy office buildout with restrooms in each space

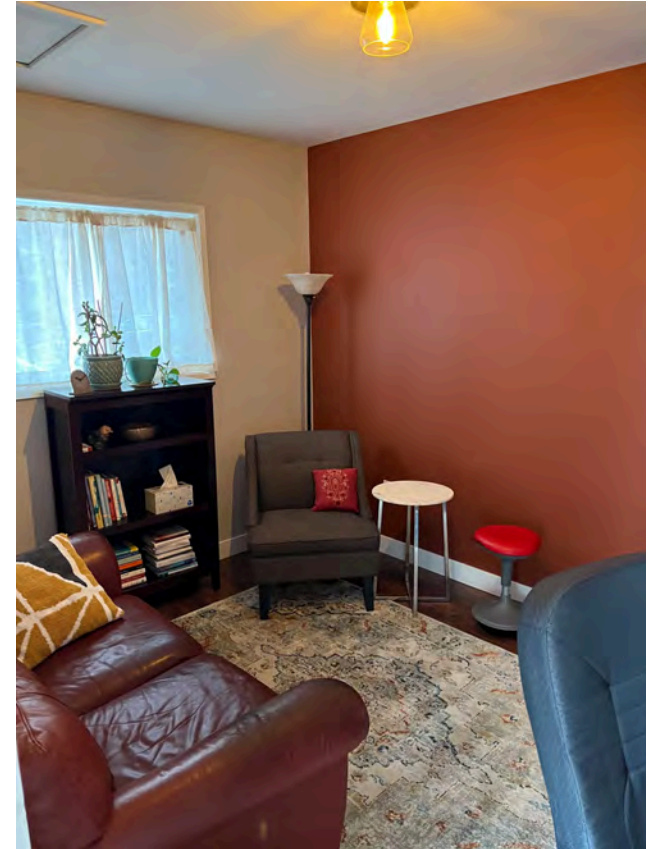
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OFFERING SUMMARY

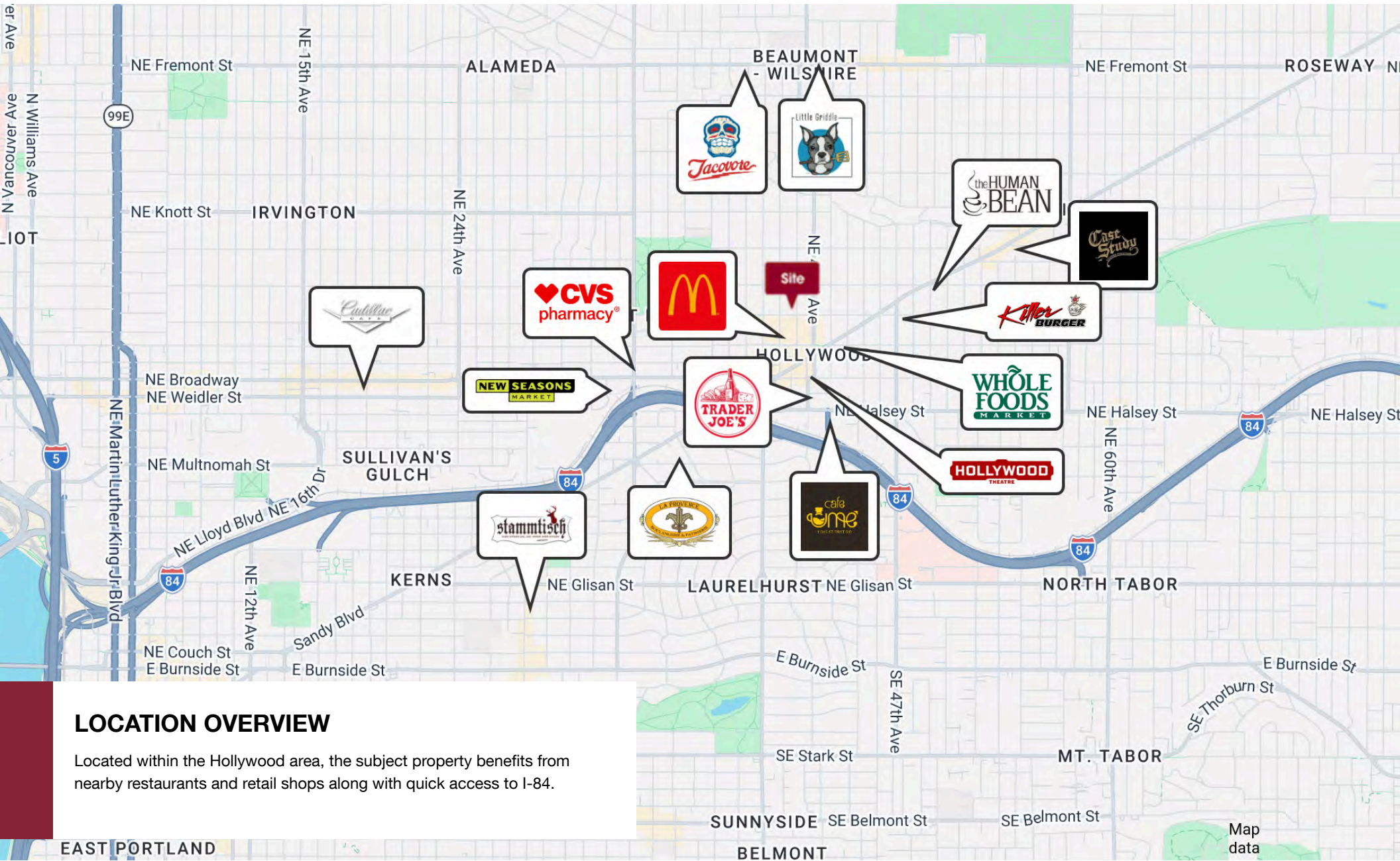
Sale Price:	\$675,000
Lot Size:	5,000 SF
Building Size:	3,132 SF
Property Taxes:	\$7,936
Zoning:	CM1 (City of Portland)

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,322	2,934	11,249
Total Population	2,906	6,569	26,145
Average HH Income	\$176,909	\$176,201	\$178,517



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LOCATION OVERVIEW

Located within the Hollywood area, the subject property benefits from nearby restaurants and retail shops along with quick access to I-84.

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