

FOR SALE

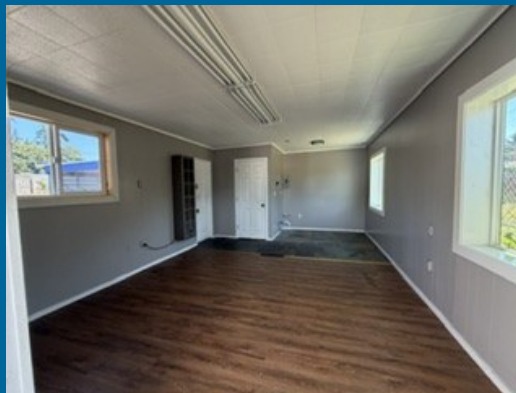
1.02 Acres of
RM1 Zoned Land

11307 NE Glisan Street
Portland, OR 97220

Current use grandfather in as a commercial “Generic Shop/Garage”. The last tenant was a roofing company. **Property Development Profile available upon request for redevelopment potential** Call Agent for showing.



Shop/Garage 7,000 SF



Office 308 SF



Covered Parking & Storage 6,000 SF

Windermere Community Commercial Realty

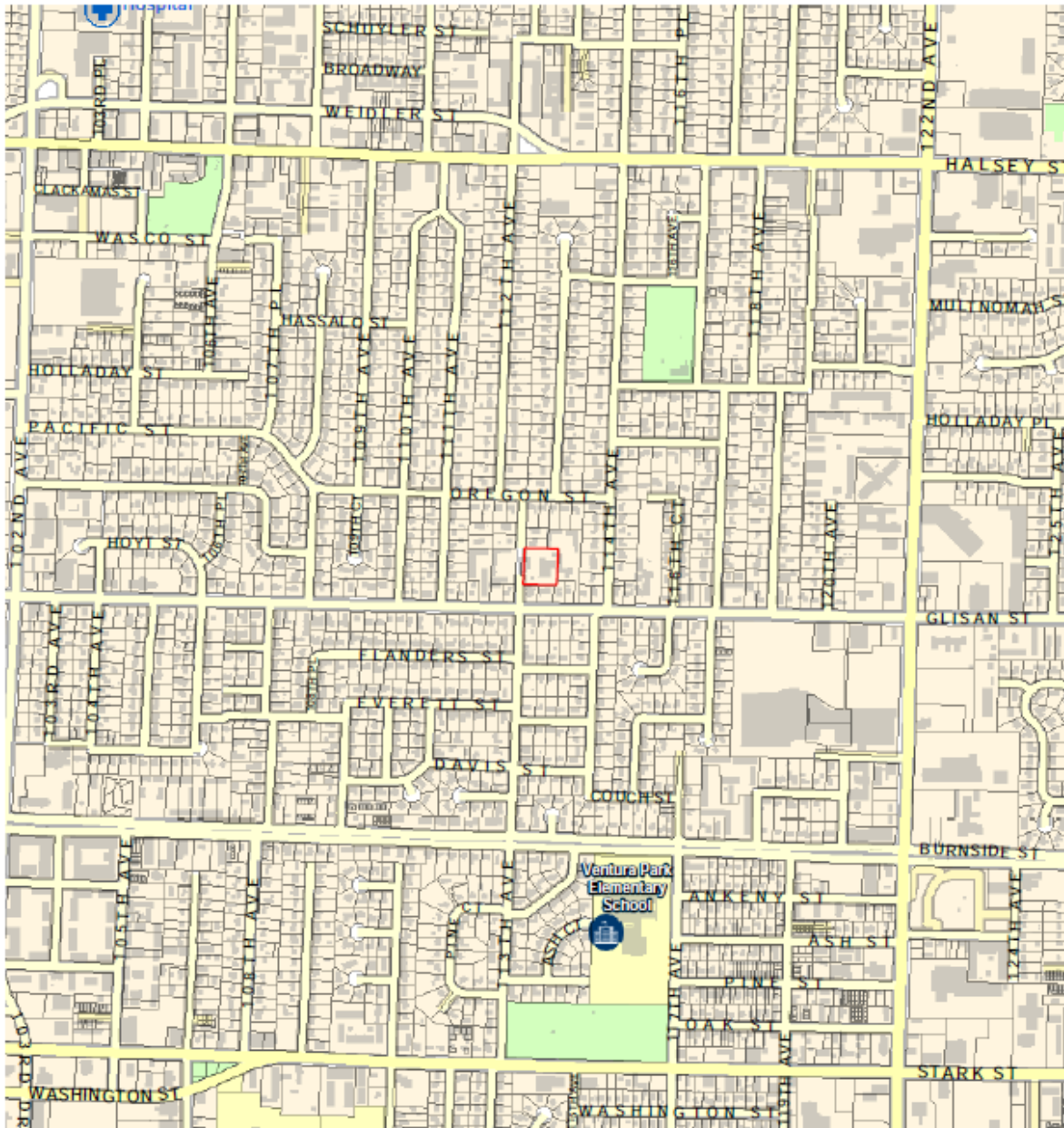
2105 NE Cesar Chavez Blvd. Suite 200, Portland, OR 97212



Contact Brokers for viewing appointments and more information:

Craig Gilbert by email: cgilbert@windermere.com or by mobile: 503-313-8282

Rose Ojeda by email: roseojeda@windermere.com, or by mobile: 503-998-6450



Community

- High School
- Middle School
- Elementary School
- Water Feature
- Health Care
- Fire Station
- Library
- City Limits
- Parks



1N2E34AC 08703
11307 NE Glisan St # 1130
Portland, OR 97220



Taxlot



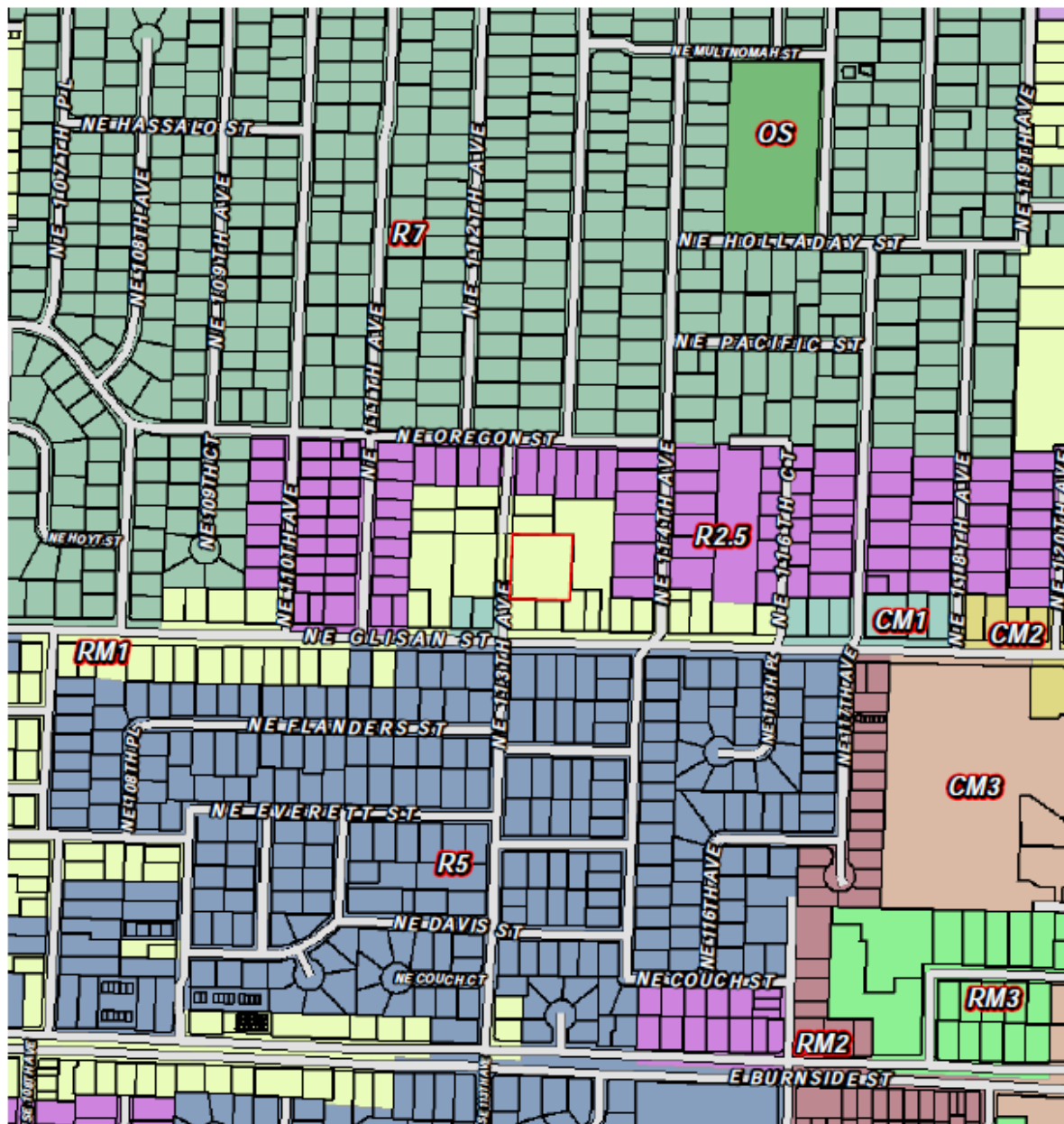
Subject



Taxlot



1N2E34AC 08703
11307 NE Glisan St # 1130
Portland, OR 97220



Zoning



Subject



Taxlot

ZONING

Title 33, Planning and Zoning
1/1/25

Chapter 33.120
Multi-Dwelling Zones

Development Standards

33.120.200 Housing Types Allowed

- A. Purpose.** A broad range of housing types are allowed in the multi-dwelling zones. This range allows for efficient use of land, provides options to increase housing variety and housing opportunities, and promotes affordable and energy-efficient housing.
- B. Housing types.** The types of housing allowed in the multi-dwelling zones are stated in Table 120-2.

Table 120-2 Housing Types Allowed In The Multi-Dwelling Zones						
Housing Type	RM1	RM2	RM3	RM4	RX	RMP
House	Yes	Yes	Yes	Yes	Yes	No
Attached House (See 33.120.270 C.)	Yes	Yes	Yes	Yes	Yes	No
Accessory dwelling unit (See 33.205)	Yes	Yes	Yes	Yes	Yes	No
Duplex	Yes	Yes	Yes	Yes	Yes	No
Attached Duplex (See 33.120.270.F)	Yes	Yes	Yes	Yes	Yes	No
Triplex	Yes	Yes	Yes	Yes	Yes	No
Fourplex	Yes	Yes	Yes	Yes	Yes	No
Multi-Dwelling Structure	Yes	Yes	Yes	Yes	Yes	No
Cottage Cluster	Yes	No	No	No	No	No
Multi-Dwelling Development	Yes	Yes	Yes	Yes	Yes	Yes [1]
Manufactured Dwelling (See Chapter 33.251)	Yes	Yes	Yes	Yes	Yes	Yes [2]
Manufactured Dwelling Park (See Chapter 33.251)	Yes	No	No	No	No	Yes
Houseboat (See Chapter 33.236)	Yes	Yes	Yes	Yes	Yes	No
Congregate Housing Facility	Yes	Yes	Yes	Yes	Yes	No

Yes = allowed; No = prohibited.

Notes:

[1] The only type of multi-dwelling development allowed in the RMP zone is manufactured dwellings in a manufactured dwelling park.

[2] Except on individual lots created under the provisions of 33.642, Land Divisions of Manufactured Dwelling Parks, manufactured dwellings are only allowed in manufactured dwelling parks.