

ON SALE Excellent Retail & Land Opportunity
8426 N Lombard Street, Portland, OR 97203

PRICE REDUCTION!
\$995,000



Apex Real Estate Partners
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Offering Highlights

There are limitless opportunities for this core St Johns property. The asset consists of one 5,000 SF building fronting N Lombard St, as well as 10,000 SF of commercial mixed-use land. An outdoor beer garden, food cart pod, indoor bar, pickleball courts, daycare, retail, office, dance or yoga studio, or multi-tenant investment are all possibilities. Occupy one space and have the other space help pay your debt service. Get creative!



Summary

Address: 8426 N Lombard St, Portland, OR 97203

Building Size (SF): ± 5,000

Stories: 1 with basement

Year Built/Renov 1930 / 2015

Land Size (AC/SF):

- Total: ± 0.33 / ± 15,000
- Parcel 1: ± 0.11 / ± 5,000
- Parcel 3: ± 0.11 / ± 5,000
- Parcel 4: ± 0.11 / ± 5,000

Zoning: Commercial Mixed Use 2 (CM2)

TIF: Interstate Corridor

Business District: St Johns Boosters

Height: Max 45'

FAR: 2.5:1 increasing 4:1 w/ bonus provisions

Urban Renewal Area: Interstate Corridor

Parcel ID: R232269 / R232265 / R232266



8426 N Lombard Street

8426 N Lombard Street offers an excellent $\pm 5,000$ SF opportunity for a dance studio, yoga, pilates, or any class-related use. The existing build-out features four large studios with mirrors, an office, a reception area, a kitchen, and two restrooms. Additionally, there is ample storage space in the basement.



Property Highlights

Property Type: Retail / Studio

Property Size (SF): $\pm 5,000$ with additional basement space

Flooring:

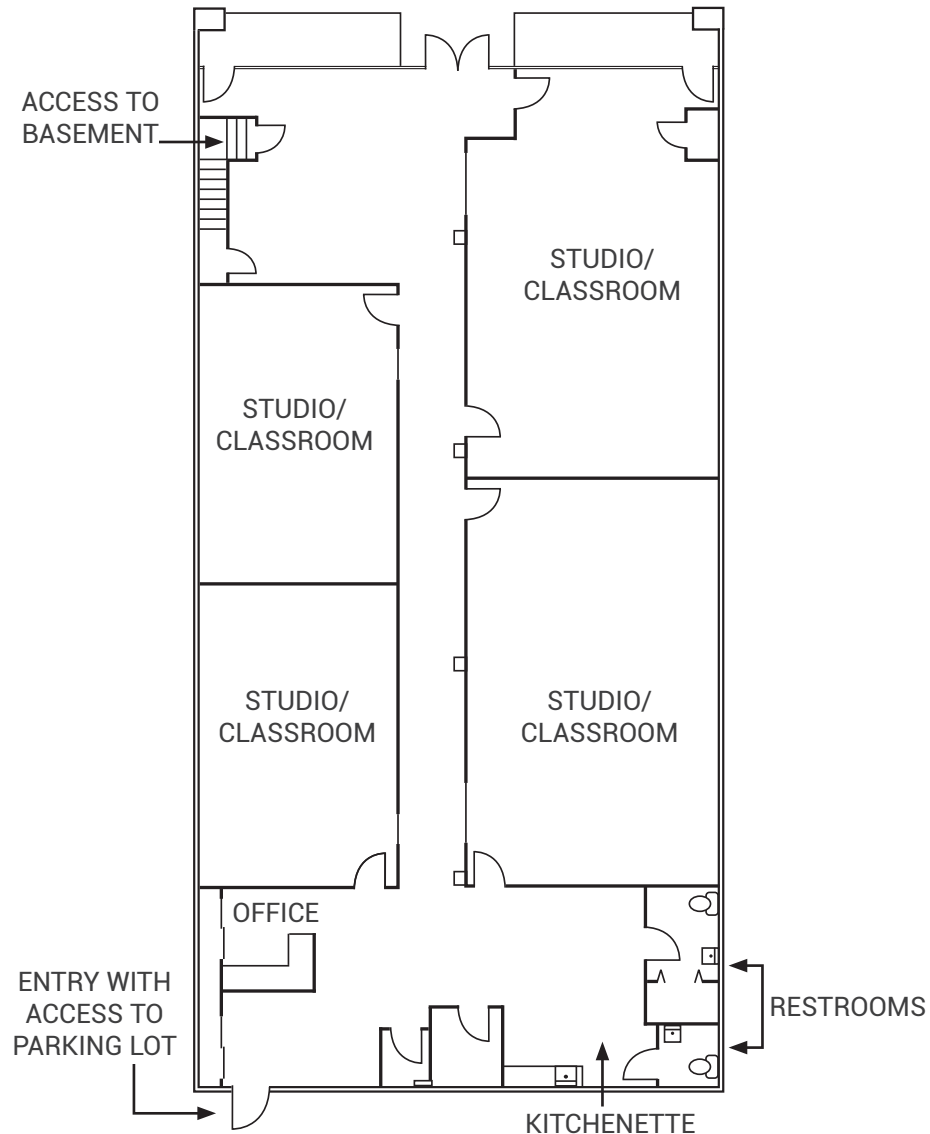
- Concrete
- Flooring overlay

Improvements:

- Furnace replacement
- Two roof top units 4 ton and 5 ton equipment
- 200 amp service

Security System:

- Low voltage alarm
- Retractable entry gates with locks



Great Walkability

Ideally situated, the location is just minutes to downtown with easy access to freeways, public transit, and a multitude of retailers. Within walking distance, you will find numerous restaurants, pubs, breweries, and coffee shops in St Johns's downtown, which has been coined a "town within a city." Proximity to the Willamette River, as well as numerous parks, offer plenty of natural spaces to enjoy.



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