

FOR SALE

IRC TURBINE BUILDING

929 NE 23RD AVENUE, PORTLAND, OREGON 97232



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PROPERTY INFORMATION

SALE PRICE \$1,740,000

PRICE/SF \$345.79

LOT SIZE 0.19 ACRES

BUILDING SIZE 5,032 SF

YEAR BUILT 1965

ZONING CM3

PARCEL NUMBER R278466

SUB MARKET KERNS

DOCK DOOR ONE (1) - 16X9 DOCK HEIGHT,
8X8 GRADE LEVEL

SALE HIGHLIGHTS

- OPTIMAL REDEVELOPMENT SITE
- I-84 FREEWAY EXPOSURE
- DESIREABLE KERN NEIGHBORHOOD

PROPERTY DESCRIPTION

SVN Imbrie Realty is proud to present the IRC Turbine Building. This 5,032 SF industrial building includes 1,512 SF of office space and an additional 700 SF of mezzanine space.

This property will provide the buyer an excellent opportunity for redevelopment. Zoned CM3 and sitting on a 8,250 SF site, the adjacent 5,000 SF lot is also available for a grand total of 13,250 SF development site.

In addition, the property also provides easy access to I-84 and is ideally situated in a high density neighborhood that is just blocks away from NE Sandy Blvd. All these locational amenities makes this area one of the most sought after multifamily redevelopment sections of Portland.

For detailed financial information, please contact Eric Larpenteur at 503.482.2812 or via email at eric.larpenteur@svn.com.



Walk Score

88



Transit Score

71



Bike Score

96



BUILDING SITE PLAN



*site plan is not to scale

CM3 PRIMARY USES

	CM3		CM3
Residential Categories		Institutional Categories	
Household Living	Y	Basic Utilities	Y/CU *
Group Living	L/CU *	Community Service	L/CU *
Commercial Categories		Parks and Open Areas	Y
Retail Sales and Service	Y	Schools	Y
Office	Y	Colleges	Y
Quick Vehicle Servicing	L *	Medical Centers	Y
Vehicle Repair	Y	Religious Institutions	Y
Commercial Parking	L *	Daycare	Y
Self-Service Storage	L *	Other Categories	
Commercial Outdoor Recreation	Y	Agriculture	L/CU *
Major Event Entertainment	CU	Aviation and Surface Passenger Terminals	N
Industrial Categories		Detention Facilities	CU
Manufacturing and Production	L/CU *	Mining	N
Warehouse and Freight Movement	L *	Radio Frequency Transmission Facilities	L/CU *
Wholesale Sales	L *	Rail Lines and Utility Corridors	CU
Industrial Service	CU *		
Bulk Fossil Fuel Terminal	N		
Railroad Yards	N		
Waste-Related	N		

Y = Yes, Allowed

CU = Conditional Use Review Required

L = Allowed, but special Limitations

N = No, Prohibited

* Please check with City of Portland for details

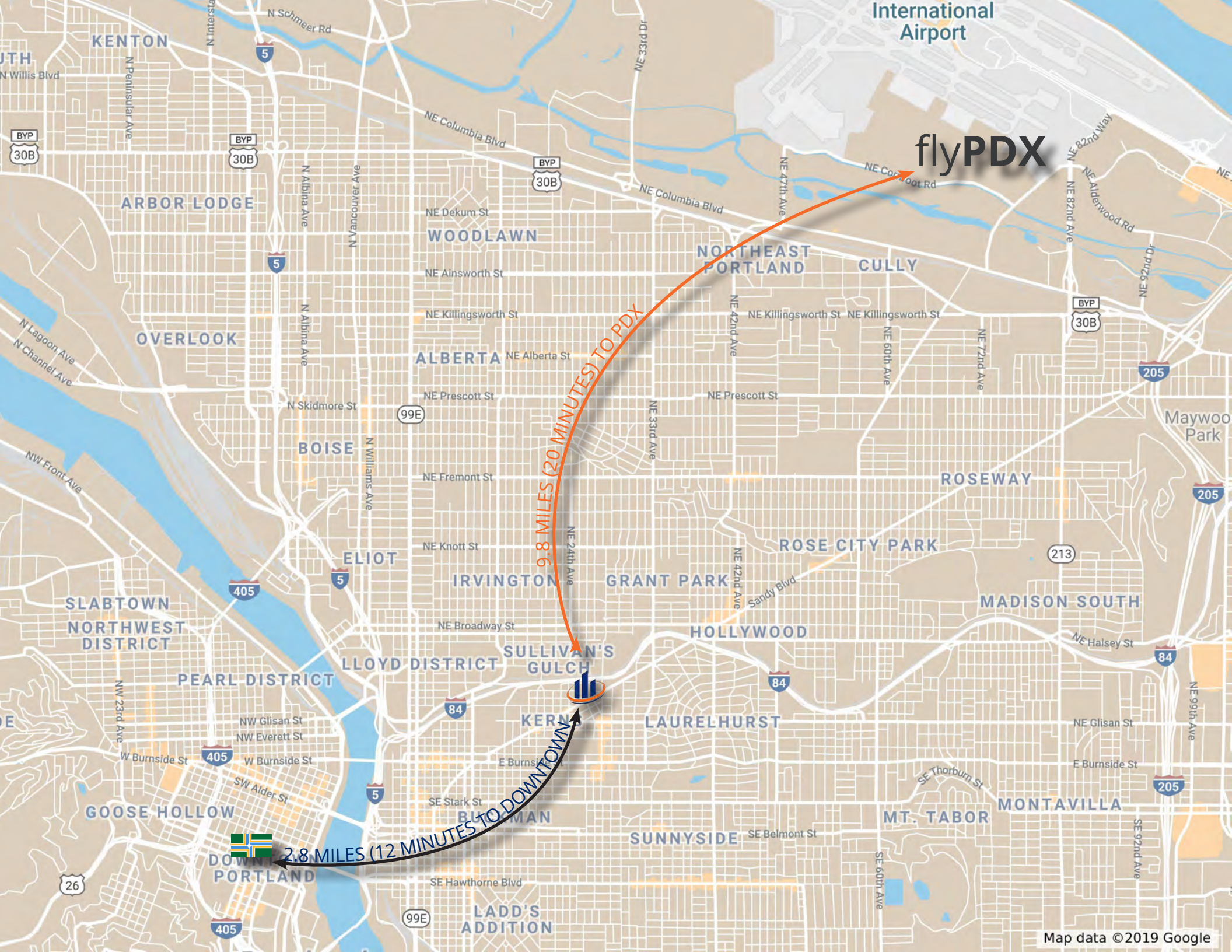


NE 21st Avenue

NE Pacific Street

NE 23rd Avenue





flyPDX

9.8 MILES (20 MINUTES) TO PDX

2.8 MILES (12 MINUTES) TO DOWNTOWN

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

S.E. 1/4 N.E. 1/4 SEC. 35 T. 1N. R. 1E. W.M.
MULTNOMAH COUNTY
1" = 100'

1N 1E 35AD
PORTLAND



1N 1E 35AD
PORTLAND

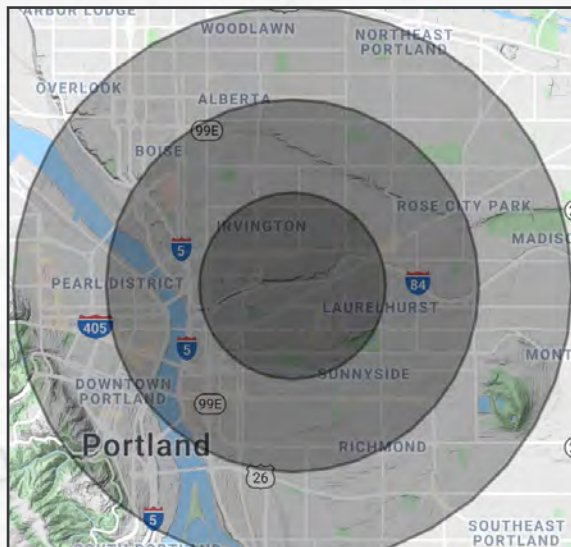


NEIGHBORHOOD INFO

Located east of the Willamette river, Portland's Kerns Neighborhood shares its borders with Sunnyside, Lloyd District, Laurelhurst and Sullivan's Gulch. As one of the most centrally-located areas citywide, Kerns is a wonderful neighborhood to soak in all Portland has to offer. Therefore, a perfect day in Kerns includes many of the city's favorite pastimes – brunch, brews, vintage shops, music and comedy!

As primarily a commercial district, Kerns truly comes alive at night. It's a destination for many locals, who enjoy the food, drinks and activities the area provides. Screen Door, a restaurant which has been featured on the Food Channel and consistently has long waits for a table, is located on East Burnside and 23rd in the Kerns neighborhood.

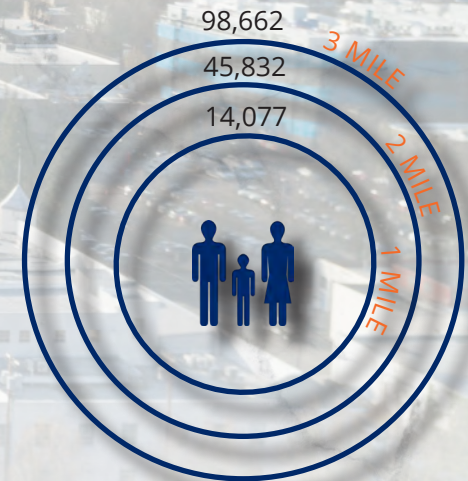
With its close proximity to downtown, Kerns represents the beginning of a cultural spillover from the west side. Despite this new energy, Portland's Kerns Neighborhood remains deeply connected to its gritty industrial roots and provides one of the most exciting stretches to explore the cities' eccentricity.



2018 DEMOGRAPHICS



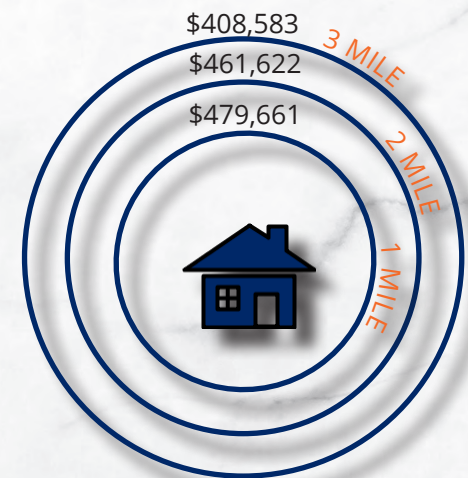
POPULATION



HOUSEHOLDS



AVERAGE HH INCOME



AVERAGE HOUSE VALUE

PORTLAND METRO

MAJOR EMPLOYERS



BY THE NUMBERS

2.4 M METRO POPULATION

145.09 SQUARE MILES

3.8% METRO UNEMPLOYMENT RATE

LOCAL SPORTS TEAMS



#1
BEST FOODIE CITY
(WALLET HUB)

#8
BEST CITY TO LIVE
(US NEWS)

HIGHER EDUCATION



#12
MOVING DESTINATION
(UPDATER)

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