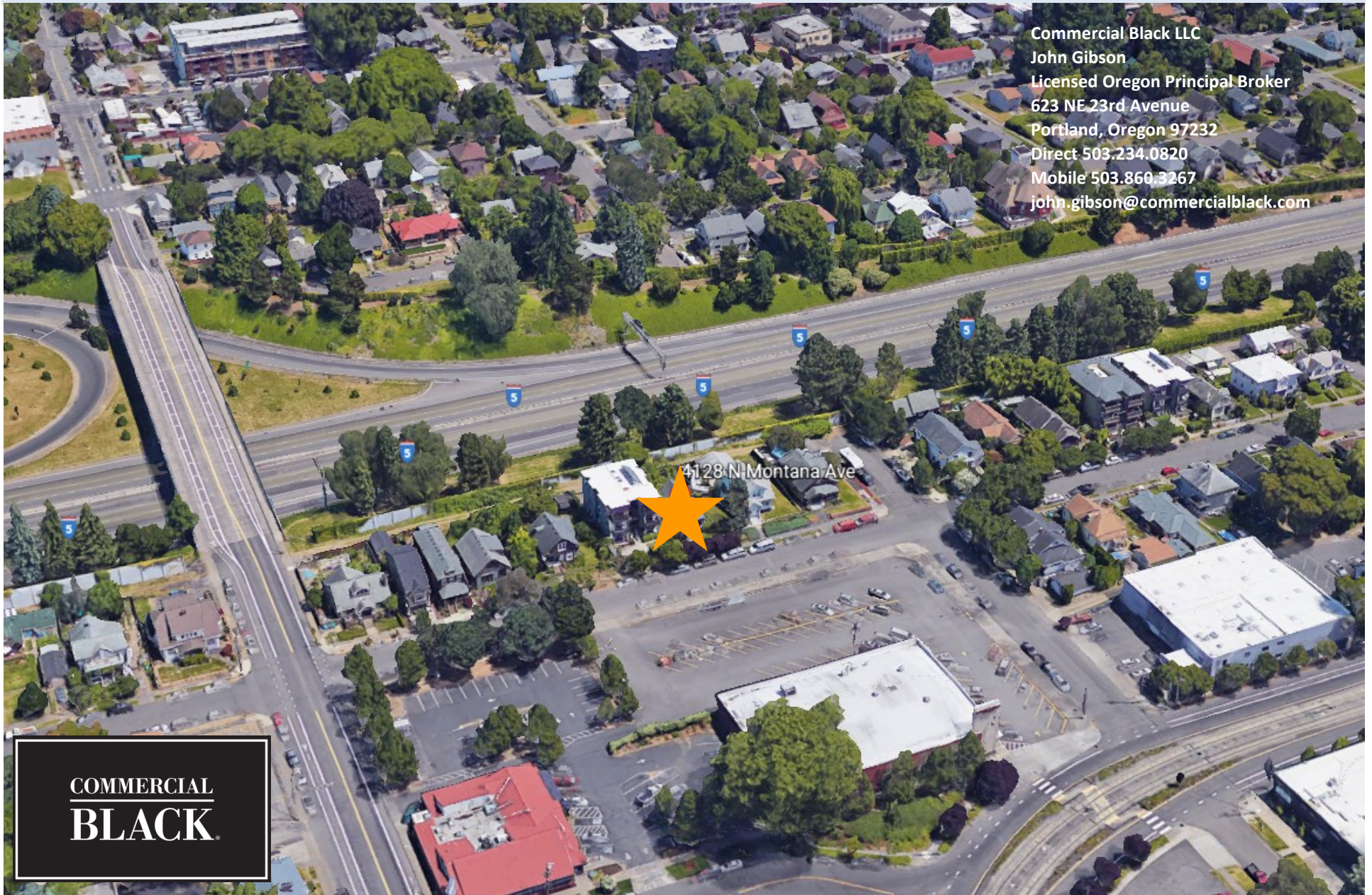


FOR SALE

Commercial User or Development Opportunity - Overlook - 4128 N. Montana Avenue



Commercial Black LLC
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623 NE 23rd Avenue
Portland, Oregon 97232
Direct 503.234.0820
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**COMMERCIAL
BLACK**

Maximizing Value with Local Market Knowledge

4128 N. Montana Avenue Portland Oregon 97217

Currently Zoning: EXD Comp Plan Zoning Change: CM3 Land SF: +/- 5,000 Tax Lots: (1) NO ASKING PRICE



This location with its flexible EXD zoning allows for a wide variety of uses. It caters to the multi family (Sub 19 Unit) developers but, it would also make for a professional service business.

This property could be a law firm, restaurant, make space or multiple combinations as a mixed use building. Office over retail could enhance this neighborhood. Unlimited potential. (Example below)



LOCATED IN THE HEART OF NORTH PORTLAND. THIS PROPERTY IS SITUATED IN THE OVERLOOK NEIGHBORHOOD, IN WHICH MILLIONS OF PRIVATE SECTOR DOLLARS ARE CURRENTLY BEING INVESTED. TWO BLOCKS FROM TRENDY N. MISSISSIPPI AVE AND 1 BLOCK FROM MAX STATION

Overlook, Portland, Oregon

From Wikipedia, the free encyclopedia

Coordinates: 45°33′22″N 122°41′34″W﻿ / ﻿45.55611°N 122.69278°W﻿ / 45.55611; -122.69278

Overlook is a neighborhood in the North section of Portland, Oregon on the east shore of the Willamette River. It borders University Park and Arbor Lodge on the north, Humboldt and Boise on the east, Eliot on the southeast, and Northwest Industrial and the Northwest District across the Willamette on the west.



Downtown Portland with Swan Island in the foreground.

The Overlook Park Station, the N. Prescott St. Station and the N. Killingsworth Station on the MAX Yellow Line provide light rail service to the neighborhood.

Overlook House (1928) serves as a community center.^[2] The Interstate Firehouse Cultural Center, next to Patton Park, features arts education, exhibits and theater.

The neighborhood includes **Swan Island**, originally an island in the Willamette, but connected to the east bank by landfill in the 1920s. Swan Island was the site of Portland's first airport, **Swan Island Municipal Airport**, dedicated by **Charles Lindbergh** in 1927^[3] and

operating until the early 1940s when the island was converted to naval shipbuilding use for World War II as one of the **Kaiser Shipyards**.^[4] Swan Island is now an industrial area.

This neighborhood is also occasionally referred to as **Mocks Crest**.

See also [edit]

- E. Henry Wemme, a Portland businessman credited with contributing to the development of the neighborhood.

References [edit]

- ↑ Demographics (2000)
- ↑ Historic Overlook House - Portland's Timeless Treasure
- ↑ Bui, Hien; Michelle Kain. "Little Swan Island Unable to Meet Big Changes". Archived from the original on 2007-05-07. Retrieved 2007-01-12.
- ↑ Freeman, Paul (9/3/2005). "(Original) Portland Municipal Airport / Swan Island Airport, Portland, OR". *Abandoned & Little-Known Airfields*. Retrieved 2007-01-12. Check date values in: |date= (help)

External links [edit]

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Overlook	
Neighborhood	
	
Coordinates: 45°33′22″N 122°41′34″W﻿ / ﻿45.55611°N 122.69278°W﻿ / 45.55611; -122.69278 PDF map	
Country	United States
State	Oregon
City	Portland
Government	
 • Association	Overlook Neighborhood Association
 • Coalition	North Portland Neighborhood Services
Area	
 • Total	3.31 sq mi (8.58 km ²)
Population (2000) ^[1]	
 • Total	6,093
 • Density	1,800/sq mi (710/km ²)
Housing ^[1]	
 • No. of households	2462
 • Occupancy rate	95% occupied
 • Owner-occupied	1646 households (67%)
 • Renting	816 households (33%)
 • Avg. household size	2.47 persons

OFFERED WITH NO ASKING PRICE

- Looking for a buyer with unique qualifications.
- Seller is willing to provide time in order for buyer to be satisfied with its due diligence.
- Millions of private sector dollars invested in this neighborhood.
- Multifamily Apartments
- Ground Floor Retail under Office
- Corporate Headquarters
- Condominium Developments
- Mixed Use Residential over Office
- Mixed Use Office over retail

Buy it as an owner user and generate cash flow for the space you don't occupy by leasing it out. Subsidize your mortgage.

