

6935 NE Glisan Street Portland Oregon 97214

For Sale - \$1,800,000

7.22% CAP

ROCKET EMPIRE MACHINE BUILDING



OVERVIEW

- ASKING PRICE \$1,800,000
- NET OPERATING INCOME: \$130,000
- +/- 7
- 7.22 % CAP RATE
- FIVE TENANTS
- SHARE INTERIOR SEATING AND OUTDOOR PATIO
- 100% LEASED
- LOW MAINTENANCE INVESTMENT
- NEIGHBORHOOD HOT SPOT



Commercial Mixed Use 2 (CM2)



The **CM2** zone is a medium-scale, commercial mixed use zone intended for sites in a variety of centers and corridors, in other mixed use areas that are well served by frequent transit, or within larger areas zoned for multi-dwelling development. Buildings in this zone are generally expected to be up to four stories, except in locations where bonuses allow up to five stories.

For specific zoning code details, visit the [zoning code website](#). The regulations for this zone are found in [Chapter 33.130](#).

Generally, the uses and character of this zone are oriented towards:



Specific allowable uses include: retail sales and services, office space, household living, vehicle repair, institutional uses and limited manufacturing uses.

- One Tax Lot
- 6935 NE Glisan Street (R193733)
- +/- 2,373 Square Foot Building
- Built in 1951
- Full Renovated 2020
- +/- 4,928 Square Foot Lot
- Previously Owned By Long Time Portland Racing Family

Building Photos



Building Photos



MONTAVILLA NEIGHBORHOOD





OREGON REAL ESTATE AGENCY

Initial Agency Disclosure Pamphlet

John Gibson
Licensed Oregon Principal Broker
OR # 971000078
503-860-3267
john.gibson@commercialblack.com

2393 SW Park Place #110
Portland, OR 97205
www.commercialblack.com

